

City Council  
April 27, 2015  
Monday



Worksession 4:00 P.M.  
Committee of the Whole 5:00 P.M.  
Regular Meeting 6:00 P.M.



Cowles Council Chambers  
City Hall  
491 E. Pioneer Avenue  
Homer, Alaska







- Monday 27<sup>th</sup>:** **CITY COUNCIL**  
Worksession 4:00 p.m., Committee of the Whole 5:00 p.m.,  
and Regular Meeting 6:00 p.m.
- Monday 4<sup>th</sup>:** **PARKS AND RECREATION ADVISORY COMMISSION**  
Special Meeting 5:30 p.m.
- Tuesday 5<sup>th</sup>:** **LIBRARY ADVISORY BOARD**  
Regular Meeting 5:00 p.m.
- Wednesday 6<sup>th</sup>** **PLANNING COMMISSION**  
Worksession 5:30 p.m. and Regular Meeting 6:30 p.m.
- Monday 11<sup>th</sup>** **CITY COUNCIL**  
Worksession 4:00 p.m., Committee of the Whole 5:00 p.m.,  
and Regular Meeting 6:00 p.m.

**Regular Meeting Schedule**  
**City Council 2<sup>nd</sup> and 4<sup>th</sup> Mondays 6 p.m.**  
**Library Advisory Board 1<sup>st</sup> Tuesday with the exception of January,**  
**April, August and November 5:00 p.m.**  
**Economic Development Advisory Commission 2<sup>nd</sup> Tuesday 6 p.m.**  
**Parks and Recreation Advisory Commission 3<sup>rd</sup> Thursday with the exception of July,**  
**December and January 5:30 p.m.**  
**Planning Commission 1<sup>st</sup> and 3<sup>rd</sup> Wednesday 6:30 p.m.**  
**Port and Harbor Advisory Commission 4<sup>th</sup> Wednesday 5 p.m. (May-August 6:00 p.m.)**  
**Public Arts Committee Quarterly 2<sup>nd</sup> Thursday 5:00 p.m. Upstairs in the Conference Room**  
**Permanent Fund Committee Quarterly 2<sup>nd</sup> Thursday 5:15 p.m.**

**MAYOR AND CITY COUNCILMEMBERS AND TERMS**

**BETH WYTHE, MAYOR – 16**  
**FRANCIE ROBERTS, COUNCILMEMBER – 15**  
**BRYAN ZAK, COUNCILMEMBER - 16**  
**DAVID LEWIS, COUNCILMEMBER – 17**  
**BEAUREGARD BURGESS, COUNCILMEMBER – 15**  
**GUS VAN DYKE, COUNCILMEMBER – 16**  
**CATRIONA REYNOLDS, COUNCILMEMBER – 17**

**City Manager, Katie Koester**  
**Interim City Manager, Marvin Yoder**  
**City Attorney, Thomas F. Klinkner**

<http://cityofhomer-ak.gov/cityclerk> for home page access, Clerk's email address is:  
[clerk@ci.homer.ak.us](mailto:clerk@ci.homer.ak.us) Clerk's office phone number: direct line 235-3130,  
other number 435-3106



HOMER CITY COUNCIL  
491 E. PIONEER AVENUE  
HOMER, ALASKA  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)



**WORKSESSION**  
**4:00 P.M. MONDAY**  
**APRIL 27, 2015**  
**COWLES COUNCIL CHAMBERS**

MAYOR BETH WYTHE  
COUNCIL MEMBER FRANCIE ROBERTS  
COUNCIL MEMBER DAVID LEWIS  
COUNCIL MEMBER BRYAN ZAK  
COUNCIL MEMBER BEAUREGARD BURGESS  
COUNCIL MEMBER GUS VAN DYKE  
COUNCIL MEMBER CATRIONA REYNOLDS  
CITY ATTORNEY THOMAS KLINKNER  
CITY MANAGER KATIE KOESTER  
INTERIM CITY MANAGER MARVIN YODER  
CITY CLERK JO JOHNSON

### **WORKSESSION AGENDA**

**1. CALL TO ORDER, 4:00 P.M.**

Councilmember Reynolds has requested excusal.

**2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)

**3. LAND ALLOCATION PLAN** *Page 131*

Memorandum 14-055 from Deputy City Planner as backup. *Page 129*

**4. LILLIAN WALLI SUBDIVISION** *Page 265*

**5. COMMENTS OF THE AUDIENCE**

**6. ADJOURNMENT NO LATER THAN 4:50 P.M.**

Next Regular Meeting is Monday, May 11, 2015 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



HOMER CITY COUNCIL  
491 E. PIONEER AVENUE  
HOMER, ALASKA  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)



**COMMITTEE OF THE WHOLE**  
**5:00 P.M. MONDAY**  
**APRIL 27, 2015**  
**COWLES COUNCIL CHAMBERS**

MAYOR BETH WYTHE  
COUNCIL MEMBER FRANCIE ROBERTS  
COUNCIL MEMBER DAVID LEWIS  
COUNCIL MEMBER BRYAN ZAK  
COUNCIL MEMBER BEAUREGARD BURGESS  
COUNCIL MEMBER GUS VAN DYKE  
COUNCIL MEMBER CATRIONA REYNOLDS  
CITY ATTORNEY THOMAS KLINKNER  
CITY MANAGER KATIE KOESTER  
INTERIM CITY MANAGER MARVIN YODER  
CITY CLERK JO JOHNSON

### **COMMITTEE OF THE WHOLE AGENDA**

**1. CALL TO ORDER, 5:00 P.M.**

Councilmember Reynolds has requested telephonic participation.

**2. AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 6)

**3. PARC NEEDS ASSESSMENT, AGNEW::BECK**

*Page 273*

**4. CONSENT AGENDA**

**5. REGULAR MEETING AGENDA**

**6. COMMENTS OF THE AUDIENCE**

**7. ADJOURNMENT NO LATER THAN 5:50 P.M.**

Next Regular Meeting is Monday, May 11, 2015 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
AGENDA APPROVAL



HOMER CITY COUNCIL  
491 E. PIONEER AVENUE  
HOMER, ALASKA  
[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)



**REGULAR MEETING**  
**6:00 P.M. MONDAY**  
**APRIL 27, 2015**  
**COWLES COUNCIL CHAMBERS**

MAYOR BETH WYTHE  
COUNCIL MEMBER FRANCIE ROBERTS  
COUNCIL MEMBER DAVID LEWIS  
COUNCIL MEMBER BRYAN ZAK  
COUNCIL MEMBER BEAUREGARD BURGESS  
COUNCIL MEMBER GUS VAN DYKE  
COUNCIL MEMBER CATRIONA REYNOLDS  
CITY ATTORNEY THOMAS KLINKNER  
CITY MANAGER KATIE KOESTER  
INTERIM CITY MANAGER MARVIN YODER  
CITY CLERK JO JOHNSON

## **REGULAR MEETING AGENDA**

**Worksession 4:00 p.m. and Committee of the Whole 5:00 p.m. in Homer City Hall Cowles Council Chambers.**

### **1. CALL TO ORDER, PLEDGE OF ALLEGIANCE**

Councilmember Reynolds has requested telephonic participation.

Department Heads may be called upon from time to time to participate via teleconference.

### **2. AGENDA APPROVAL**

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

### **3. PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

### **4. RECONSIDERATION**

### **5. CONSENT AGENDA**

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- A. Homer City Council unapproved Special meeting minutes of April 8, 2015 and Regular meeting minutes of April 13, 2015. City Clerk. Recommend adoption. **Pages 25/27**

- B. Memorandum 15-051, from Mayor, Re: Reappointment of Amy Alderfer to the Library Advisory Board. **Page 51**
- C. **Ordinance 15-12**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Operating Budget by Appropriating \$8,500 to Aha Consulting, Inc. From the Information Systems Budget to Fund Website Design and Software Upgrades. City Manager. Recommended dates: Introduction April 27, 2015, Public Hearing and Second Reading May 11, 2015. **Page 55**
- Memorandum 15-052 from City Manager as backup. **Page 59**
- D. **Resolution 15-025**, A Resolution of the Homer City Council Adopting a Social Media Policy. City Manager. Recommend adoption. **Page 67**
- Memorandum 15-052 from City Manager as backup. **Page 69**
- E. **Resolution 15-026**, A Resolution of the City Council of Homer, Alaska, Adopting City of Homer Website Terms and Conditions. City Manager. Recommend adoption. **Page 101**
- Memorandum 15-052 from City Manager as backup. **Page 103**
- F. **Resolution 15-027**, A Resolution of the Homer City Council Adopting the Website Links Policy. City Manager. Recommend adoption. **Page 107**
- Memorandum 15-052 from City Manager as backup. **Page 109**
- G. **Resolution 15-028**, A Resolution of the Homer City Council Approving a Letter of Understanding Between the City and the Pratt Museum for the Design and Fabrication of Interpretive Signage for the Homer Spit Trails Projects and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption. **Page 113**
- Memorandum 15-053 from Public Works Director as backup. **Page 115**
- H. **Resolution 15-029**, A Resolution of the Homer City Council Awarding the Contract for the Old Harbormaster's Building Hazardous Material Survey to the Firm of Satori Group, Inc. of Anchorage, Alaska, in the Amount of \$3,400 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption. **Page 123**

Memorandum 15-054 from Public Works Director as backup. **Page 125**

- I. **Resolution 15-030**, A Resolution of the Homer City Council Approving the City of Homer 2015 Land Allocation Plan. Mayor/City Council. Recommend adoption.

**Page 127**

Memorandum 15-055 from Deputy City Planner as backup. **Page 129**

- J. **Resolution 15-031**, A Resolution of the City Council of Homer, Alaska, Approving an Agreement for Professional Mentorship Services Between the City of Homer and MY:T Solutions, LLC. Mayor/City Council. Recommend adoption. **Page 257**

- K. **Resolution 15-032**, A Resolution of the Homer City Council Partially Releasing the Development Covenant of the Lillian Walli Estates Subdivision Requiring Every Lot or Tract Within the Property Be Served By Roads, Water, Sewer, Drainage, and Other Utilities Before a Request for a Building Permit or Additional Utility Connection May Be Made. Interim City Manager. Recommend adoption. **Page 265**

Memorandum 15-057 from Interim City Manager as backup. **Page 267**

## 6. VISITORS

- A. Parks, Art, Recreation and Culture (PARC) Needs Assessment, 10 minutes

**Page 273**

## 7. ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS

- A. Mayor's Proclamation, Public Service Recognition Week, May 3 – 9, 2015 **Page 387**

- B. Mayor's Proclamation, Municipal Clerks Week, May 3 – 9, 2015 **Page 389**

- C. Mayor's Proclamation, May 2015 as Bike Month **Page 391**

- D. Borough Report

- E. Commissions/Board Reports:

1. Library Advisory Board

2. Homer Advisory Planning Commission

- a. Minutes of March 18, 2015 **Page 393**

3. Economic Development Advisory Commission

4. Parks and Recreation Advisory Commission
5. Port and Harbor Advisory Commission
- F. Report from Joy Steward, Executive Director of The Homer Foundation, Re: Report on the City of Homer Grants Program **Page 399**
- G. Letter from Mayor Wythe to Environmental Protection Agency, Re: Use of Chemical Dispersant **Page 401**
- 8. PUBLIC HEARING(S)**
  - A. **Ordinance 15-10**, An Ordinance of the Homer City Council Amending the FY 2015 Operating Budget by Appropriating \$30,000 from the Homer Accelerated Roads and Trail Program (HART) Fund to Repair Fireweed Avenue and Cottonwood Lane and Matching an Amount That the Property Owners Fund for Repairs to the Roads. City Manager/Public Works Director. Introduction April 13, 2015, Public Hearing and Second Reading April 27, 2015. **Page 409**  
  
**Ordinance 15-10(S)**, An Ordinance of the Homer City Council Amending the FY 2015 Operating Budget by Appropriating \$30,000 from the Homer Accelerated Roads and Trail Program (HART) Fund to Repair Fireweed Avenue and Cottonwood Lane and **Adding \$7,000 to** Matching an **the** Amount That the Property Owners Fund for Repairs to the Roads. City Manager/Public Works Director. **Page 413**  
  
Memorandum 15-028 from Public Works Director as backup. **Page 417**
- 9. ORDINANCE(S)**
  - A. **Ordinance 15-11**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Section 17.04.100, Subdivision After Levy of Assessments, to Provide for Subdivisions of Property Subject to Natural Gas Distribution Assessments. City Manager. Recommended dates: Introduction April 27, 2015, Public Hearing and Second Reading May 11, 2015. **Page 421**  
  
Memorandum 15-056 from Interim City Manager as backup. **Page 427**
- 10. CITY MANAGER'S REPORT**

A. City Manager's Report **Page 433**

B. Bid Report **Page 457**

**11. CITY ATTORNEY REPORT**

**12. COMMITTEE REPORT**

A. Public Arts Committee

B. Permanent Fund Committee

C. Employee Committee Report

D. Port and Harbor Building Task Force

E. Public Safety Building Review Committee

F. Vessel Haul-Out Task Force

**13. PENDING BUSINESS**

**14. NEW BUSINESS**

**15. RESOLUTIONS**

**16. COMMENTS OF THE AUDIENCE**

**17. COMMENTS OF THE CITY ATTORNEY**

**18. COMMENTS OF THE CITY CLERK**

**19. COMMENTS OF THE CITY MANAGER**

**20. COMMENTS OF THE MAYOR**

**21. COMMENTS OF THE CITY COUNCIL**

**22. ADJOURNMENT**

Next Regular Meeting is Monday, May 11, 2015 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.



PUBLIC COMMENTS  
UPON MATTERS  
ALREADY ON THE AGENDA



# RECONSIDERATION



# CONSENT AGENDA



Session 15-15 a Special Meeting of the Homer City Council was called to order on April 8, 2015 at 5:00 p.m. by Mayor Pro Tempore Francie Roberts at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

**PRESENT:** COUNCILMEMBERS: BURGESS, LEWIS, REYNOLDS, ROBERTS, VAN DYKE

ABSENT: ZAK (excused)

STAFF: CITY MANAGER YODER  
CITY CLERK JOHNSON  
CITY ATTORNEY KLINKNER (telephonic)

Councilmember Zak has requested excusal.

Mayor Pro Tempore Roberts ruled Councilmember Zak's absence as excused. There was no objection from the Council.

**AGENDA APPROVAL** (Only those matters on the noticed agenda may be considered, pursuant to City Council's Operating Manual, pg. 5)

Mayor Pro Tempore Roberts called for a motion for the approval of the agenda.

LEWIS/BURGESS - SO MOVED.

The Council will issue a statement following the Executive Session.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

**Memorandum 15-047**, from City Clerk, Re: Request for Executive Session Pursuant to AS 44.62.310(A-C)(1&5) Matters, the Immediate Knowledge of Which Would Clearly Have an Adverse Effect Upon the Finances of the Government Unit and Attorney/Client Privilege (Order Compelling Compliance With Decision and Order Re: Castner v. City of Homer, Special Assessments on Condominium Unit Owners: Natural Gas Special Assessment District).

Mayor Pro Tempore Roberts called for a motion for the approval of the recommendations of Memorandum 15-047 to discuss Order Compelling Compliance With Decision and Order Re: Castner v. City of Homer, Special Assessments on Condominium Unit Owners: Natural Gas Special Assessment District.

LEWIS/BURGESS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/REYNOLDS - MOVED TO ADJOURN TO EXECUTIVE SESSION.

There was no discussion.

VOTE: YES. LEWIS, BURGESS, ROBERTS, REYNOLDS, VAN DYKE

Motion carried.

The Council adjourned to Executive Session at 5:03 p.m. and reconvened the meeting at 6:30 p.m.

Councilmember Lewis stated the City will petition the Alaska Supreme Court for review of the Superior Court's April 3<sup>rd</sup> order and will seek a stay of that order pending review with regard to assessments of condo tax parcels only.

### **COMMENTS OF THE AUDIENCE**

Ginny Espenshade, city resident, teaches youth about the judicial system. She is embarrassed with the City and hopes the Council shows the respect that is due to the other branches of government.

Kevin Hogan, city resident, is embarrassed too. The Council spent 1.5 hrs. on the Birch Horton meter. He is tired of the Council spending our money doing the wrong thing and hopes funds come out of the Council's pockets if the assessment roll needs to be corrected.

Wayne Aderhold, city resident, commented on the flawed process from the beginning of the gas assessment district. He objected at every stage with his properties. He proposed a workable method of assessment using G1 – G4 assessments (small pipe to large pipe). It is a system Enstar has in place and it has gone through the Alaska Regulatory Commission.

Amy Springer, city resident, expressed her frustration of nobody hearing her. The condo owner population is a large number of people. She questioned if the Council was delivering their decision tonight on the advice of counsel.

Margarida Kondak, city resident, is disappointed and dismayed with the statement made tonight. It is troubling that the City Council has had two rulings from the judge and still thinks it knows better than the court. She read the letter from Jim and Ruth Lavrakas.

## **ADJOURNMENT**

There being no further business to come before the Council, Mayor Pro Tempore Roberts adjourned the meeting at 6:40 p.m. The next Regular Meeting is Monday, April 13, 2015 at 6:00 p.m. and Committee of the Whole 5:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

---

JO JOHNSON, MMC, CITY CLERK

Approved: \_\_\_\_\_



Session 15-16 a Regular Meeting of the Homer City Council was called to order on April 13, 2015 at 6:00 p.m. by Mayor Mary E. Wythe at the Homer City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

**PRESENT:** COUNCILMEMBERS: BURGESS, LEWIS, REYNOLDS, ROBERTS, VAN DYKE, ZAK (telephonic)

STAFF: CITY MANAGER KOESTER  
CITY CLERK JOHNSON  
CITY ATTORNEY KLINKNER  
CITY PLANNER ABBOUD  
DEPUTY HARBORMASTER CLARKE  
LIBRARY DIRECTOR DIXON

Councilmember Zak has requested telephonic participation.

Mayor Wythe called for a motion to allow Councilmember Zak to participate by telephone.

BURGESS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

The Council met as a Committee of the Whole from 5:00 p.m. to 5:40 p.m. to discuss Ordinance 15-07(A), Consent Agenda, and Regular Agenda Meeting items.

Department Heads may be called upon from time to time to participate via teleconference.

## **AGENDA APPROVAL**

(Addition of items to or removing items from the agenda will be by unanimous consent of the Council. HCC 1.24.040.)

The following amendments were made: **VISITORS** - Overview of Homer Shares the Road by Kim McNett; **ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS** - Letter to Senator Stevens and Representative Seaton, Re: Support of Robert Ruffner for Appointment to the Board of Fisheries; **CITY MANAGER'S REPORT** - Written public comments on land purchase of lots held by the Mental Health Lands Trust; **NEW BUSINESS** -

**Memorandum 15-050**, from City Clerk, Re: Request for Executive Session Pursuant to AS 44.62.310 (A-C)(1 & 5) Matters, the Immediate Knowledge of Which Would Clearly Have an Adverse Effect Upon the Finances of the Government Unit and Attorney/Client Privilege (Castner v. City of Homer, Extension of Time for Condominium Owners to Appeal Their Assessments Until After Supreme Court Decision). Written public comments on condominium assessments.

Mayor Wythe called for a motion for the approval of the agenda as amended.

LEWIS/BURGESS – SO MOVED.

ROBERTS/BURGESS – MOVED TO AMEND THE AGENDA TO SWITCH THE POSTION OF ITEM 14A NEW BUSINESS MEMORANDUM 15-050 WITH RESOLUTIONS, WITH RESOLUTIONS TO BE ITEM 14 AND NEW BUSINESS TO BE ITEM 15.

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA**

Barbara Howard, city resident, thanked the Council for the good recruitment process of the city manager. She thanked Mr. Yoder for his interim services and the candidates. Katie's experience, great attitude, and winning smile will go a long way with her success as city manager.

Megan Murphy, city resident, thanked Catriona and Mayor Wythe for participating in the Climate Action Symposium in Kenai and for revisiting our own Climate Action Plan.

Kevin Hogan, city resident, commented on the city manager's report as to the lease RFPs and Mental Health Trust parcels. He objected to using taxpayer money for the lots and objected to a purchase outside public process. It is the result of turning the lease committee over to staff with no public representation on the lease committee.

## **RECONSIDERATION**

## **CONSENT AGENDA**

(Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Meeting Agenda at the request of a Councilmember.)

- A. Homer City Council unapproved Special meeting minutes of March 16, 17, and 24, 2015 and Regular meeting minutes of March 23, 2015. City Clerk. Recommend adoption.
  
- B. **Ordinance 15-08**, An Ordinance of the Homer City Council Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards – Level One, and Subsection (A) of Homer City Code 21.50.030, Site Development Standards – Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils Within 9 Months. Planning. Recommended dates: Introduction April 13, 2015, Public Hearing and Second Reading April 27, 2015.

Memorandum 15-048 from City Planner as backup.

Moved to Ordinances.

- C. **Ordinance 15-09**, An Ordinance of the City Council of Homer, Alaska, Amending Subsection (d) of Homer City Code Section 21.58.020, Installation Requirements, to Delete the One-Acre Minimum Lot Area for Small Wind Energy Systems. Zak. Recommended dates: Introduction April 13, 2015, Public Hearing and Second Reading April 27, 2015.

Moved to Ordinances.

- D. **Ordinance 15-10**, An Ordinance of the Homer City Council Amending the FY 2015 Operating Budget by Appropriating \$30,000 from the Homer Accelerated Roads and Trail Program (HART) Fund to Repair Fireweed Avenue and Cottonwood Lane and Matching an Amount That the Property Owners Fund for Repairs to the Roads. City Manager/Public Works Director. Recommended dates: Introduction April 13, 2015, Public Hearing and Second Reading April 27, 2015.

Memorandum 15-028 from Public Works Director as backup.

- E. **Resolution 15-022**, A Resolution of the Homer City Council Approving the City Manager Contract With Mary K. Koester and Authorizing the Mayor to Execute the Appropriate Documents. Mayor/City Council. Recommend adoption.
  
- F. **Resolution 15-023**, A Resolution of the Homer City Council Designating Signatories of City Accounts and Superseding Any Previous Resolution So Designating. City Manager. Recommend adoption.

- G. **Resolution 15-024**, A Resolution of the Homer City Council Awarding the Contract for the Production of a Marine Trades Promotional Video to the Firm of Brinster & Company of Homer, Alaska, or Dickerson Stills & Motion of Homer, Alaska, in an Amount Not to Exceed \$9,000 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Port and Harbor Director. Recommend adoption.

Memorandum 15-049 from Port and Harbor Administrative Secretary as backup.

Moved to Resolutions

- H. Oath of Office - City Manager Mary K. Koester

Moved to Resolutions.

Items B and C, Ordinances 15-08 and 15-09 were moved to Ordinances, Items A and B. Reynolds.

Item G, Resolution 15-024 was moved to Resolutions, Item A. Reynolds.

Mayor Wythe called for a motion for the approval of the recommendations of the consent agenda as read.

LEWIS/REYNOLDS - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **VISITORS**

- A. Homer Shares the Road, Kim McNett

Kim McNett, President of the Homer Cycling Club, presented an overview of their advocacy and education campaign: Homer Shares the Road. The campaign is funded by The Homer Foundation and endorsed by the Homer Police Department. It is an effort to encourage safe non-motorized use and provide tools and reminders to all to help share the streets in a respectful and cooperative way.

The Homer Cycling Club encourages people to ride bicycles, walk, and use alternative modes of transportation. It is enjoyable and beneficial to the community and environment and individual's health. As part of the campaign, suggestions for safety measures are offered for drivers, bicycle riders, and walkers. All people using the roadways should be courteous, attentive, patient, and respectful. Although there are infrastructure challenges, making changes will take time and money. Bumper stickers and bike stickers are available through the Homer Cycling Club.

Adele Person, representing people on foot, advocated for more crosswalks. She announced the Homer on the Move symposium on Saturday, April 18<sup>th</sup> at Homer High School Commons from Noon to 4:00 p.m. It is hosted by the Parks and Recreation Advisory Commission. It is an opportunity for the public to talk to representatives from cycling, running, nature walks, and the safe routes coalition.

B. Homer Early Childhood Coalition, (formerly Best Beginnings Homer), Red Asselin, Megan Murphy, and Rachel Romberg

Red Asselin, Coordinator for Early Childhood Coalition, outlined the services of the coalition. They offer support for families with children under the age of seven by providing community support, parent education and engagement, language and literacy programs, business and economic workgroups, and a play spaces workgroup. They are restoring Bayview Park by installing an ADA parking pad and trail.

Rachel Romberg added the coalition is concerned for families' well-being and resiliency. Brain development in early childhood is critical. Their goal is to prevent adverse childhood experiences by offering support.

Megan Murphy, MAPP coordinator, noted the coalition supports positive role models, relationships and family cohesion, a network and social support, adequate housing, family wellness and resiliency. The State has cut many programs including funding for the Homer Early Childhood Coalition. She encouraged support for the coalition and joining the coalition to promote events. On April 22 from 6:00 p.m. to 8:00 p.m. the Homer Theatre will show Raising of America. On April 24 the Homer United Methodist will host a coalition for the annual community café.

C. Kenai Peninsula Climate Summit, Stacey Buckelew, Coastal Training Program Coordinator

Stacey Buckelew, Coastal Training Program Coordinator, thanked Mayor Wythe, Councilmember Reynolds, and the Homer residents who participated in the Climate Summit. Topics at the conference were changes to water temperatures in salmon streams, wildfire patterns, bluff erosion and mitigation measures.

The conference included a mayor's panel about more energy efficiency in communities. Next steps are for the Kenai Peninsula Borough to adopt a climate adaptation plan.

Recommendations for the City of Homer to bolster its own readiness plan include:

- Reinststate the climate task force
- Provide a current report on climate action plan progress that highlights energy and cost savings
- Revisit the Climate Action Plan; consider updates to adaptation actions
- Dedicate a council member to liaise with the task force
- Locally incorporate climate considerations into planning and decision-making
- Maintain climate leadership on the Peninsula
- Engage with mayors and councils
- Share specific successes and recommendations with the Borough

## **ANNOUNCEMENTS/PRESENTATIONS/BOROUGH REPORT/COMMISSION REPORTS**

A. Mayor's Proclamation, National Library Week - April 12-18, 2015

Councilmember Reynolds read and presented the proclamation to Library Director Ann Dixon and Board Member Amy Alderfer.

B. Mayor's Proclamation, Week of the Young Child - April 19-25, 2015

Mayor Wythe read and presented the proclamation to Red Asselin, Lolita Brache, Rachel Romberg, and Megan Murphy.

C. Mayor's Recognition, Earth Day - April 22, 2015

Councilmember Burgess read the recognition that was sent to Earth Day coordinators.

D. Mayor's Proclamation, Day of National Service - April 7, 2015

Mayor Pro Tempore Roberts read and presented the proclamation to Megan Murphy and Rachel Romberg.

E. Borough Report

Kenai Peninsula Borough Assembly Member Kelly Cooper reported a few Assembly Members traveled to Juneau to meet with legislators and attend an informative workshop on cannabis legislation. There were representatives from Washington, Oregon, and Colorado with a lessons learned presentation and law enforcement and alcohol division representatives from Alaska. The Assembly passed a resolution to develop an advisory cannabis task force who will be bringing recommendations to the Assembly.

The seasonal sales tax exemption for non-prepared food has had a number of amendments. The amendment for the exemption to apply from October 1 through March 31 passed and is to be on the ballot to be decided by the voters. Reconsideration has been requested so they may be voting on this again next week. Assembly Member Cooper supports funding for the school district, but does not support taxing food year round. To find alternative revenue streams she has introduced an ordinance to increase the maximum amount of sale subject to borough sales tax from \$500 to \$1,000. The public hearing is May 5.

Assembly Member Mako Haggerty has been appointed to the Prince William Sound Regional Citizens Advisory Council. She congratulated Katie on her new appointment.

The Council questioned the fish tax revenues from the Borough. Seward brought in less fish and received more tax. Assembly Member Cooper answered the amount is based on fish processed. The argument is on what constitutes a processed fish. Representative Seaton has been working on it for years. There are a lot of fish going down the road for processing.

Mayor Wythe has talked to the lobbyist and learned the fish tax is determined by Borough regulation. The Borough may have the ability to influence it. Homer's fish tax is hugely disproportionate to Seward's. We are expending funds to maintain the harbor for fish deliveries. Mayor Wythe will provide more information to Assembly Member Cooper.

City Manager Koester commented there were two issues. One is the definition of processed by the State of Alaska which means less tax revenue goes back to the City of Homer. That tax revenue is shared between the Borough and the City. The request by the Port and Harbor Advisory Commission is that the money going to the Borough go back to the affected communities. The Borough retains \$1.5M (2/3) and distributes just over \$500,000.

F. Commissions/Board Reports:

1. Library Advisory Board

Amy Alderfer, Library Advisory Board Member, reported on the programs available at the Library. Some of the programs are lap sit and preschool story time, summer reading programs, and programs for teens and adults. Additionally there is the book club, knitting,

genealogy, and the ability to have books and magazines delivered to homebound citizens. The Library is a source for Wi-Fi for residents and visitors and tax forms. The first quarter of 2015 saw a 21.8% increase in circulation in comparison to 2013; a 13% increase in attendance. She encouraged the Council and public to come to the book sale this Friday and Saturday at the Library.

2. Homer Advisory Planning Commission
  - a. Minutes of March 18, 2015
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission

Deb Lowney, Parks and Recreation Advisory Commissioner, welcomed Katie. The commission has been working on the beach policy and has heard a lot of public testimony. They have been working on recommendations to bring to a public forum in May. It is a challenging and consuming process. Saturday, April 18<sup>th</sup> the commission is putting on the first parks, recreation, and trails day symposium from noon to 4:00 p.m. at the Homer High School Commons. The theme of the symposium is *Homer on the Move* with a focus on trails. The event is in lieu of Parks Day. The PARC Needs Assessment will be presented at the symposium. The commission fully supports the efforts of the Homer Early Childhood Coalition in upgrading conditions at Bayview Park. Lastly, the commission provided recommendations on the Land Allocation Plan.

5. Port and Harbor Advisory Commission

G. Mayor's Report on Juneau Trip

Mayor Wythe reported the funding for jails was increased by \$7M resulting in a \$200,000 loss to the City of Homer. Katie and her learned about the budget, but the most exciting event was a party held for Katie. Senators and representatives across the state took time to stop by and give Katie their congratulations.

H. Bunnell Street Arts Center, Re: City of Homer Grants Program Through The Homer Foundation

I. Letter to Senator Stevens and Representative Seaton, Re: Support of Robert Ruffner for Appointment to the Board of Fisheries

Mayor Wythe noted her letter of support for the appointment of Robert Ruffner to the Board of Fisheries. She met Mr. Ruffner at the Climate Summit and Senator Micciche endorsed his appointment.

### **PUBLIC HEARING(S)**

- A. **Ordinance 15-07(A)**, An Ordinance of the Homer City Council Adopting Chapter 2.78 Entitled “Cannabis Advisory Commission,” Establishing a Cannabis Advisory Commission to Advise the City Council on the Governance of Cannabis Use Within the City of Homer, Alaska, and Serve as the City of Homer’s Local Regulatory Authority on Cannabis. Burgess. Introduction March 23, 2015, Public Hearing and Second Reading April 13, 2015.

Memorandum 15-043 from City Attorney Wells as backup.

Mayor Wythe opened the public hearing.

Shane Monroe, Homer resident, commented on the importance of forming the commission. Influence from city employees is appreciated, but not as voting members. He understands the Mayor wants commissioners to know policy writing; city government is where you get the experience.

Tony Burgess, city resident, asked that Council have faith in the civic process. They should take the advice of paid city employees but should not have the commission dominated by city employees.

Jenny Medley, Homer resident, commented on the great business opportunity that cannabis provides. We want to make sure the commission looks at business and helps the community from a tax basis. City employees should be there to provide their perspective, but shouldn’t have a vote.

Mayor Wythe closed the public hearing.

Mayor Wythe called for a motion for the adoption of Ordinance 15-07(A) by reading of title only for second and final reading.

LEWIS/BURGESS - SO MOVED.

ROBERTS/LEWIS - MOVED TO SUBSTITUTE ORDINANCE 15-07(A)(S) FOR 15-07(A).

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Attorney Klinkner advised the Council on the amendments proposed in the substitute ordinance. The appointment process and terms for commission members need to be tied to which seat the member occupies. Public members are appointed by the Mayor and confirmed by the Council and serve for specified terms. There are other members on the commission by virtue of offices they hold; their term would coincide with their term of office. There is a proposal to add the City Planner. If there is a change in the number of members it needs to ripple through to include staggered terms.

BURGESS/ROBERTS – MOVED TO AMEND SUBSTITUTE ORDINANCE BY STRIKING CONTENTS OF LINE 78 – CITY PLANNER.

The Council agreed at the Committee of the Whole that the commission should include a Planning Commissioner, but not the City Planner.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/REYNOLDS - MOVED TO AMEND WHEREVER NUMBER 10 APPEARS IS STRUCK AND 9 WILL BE THE NUMBER OF MEMBERS FOR THE COMMISSION.

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

BURGESS/LEWIS - MOVED TO AMEND LINE 10 FOLLOWING THE WORD CANNABIS THAT THE WORDS “CULTIVATION AND” BE INSERTED.

There are other references to cultivation and use within the ordinance.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ROBERTS/LEWIS - MOVED TO AMEND LINE 99 TO CHANGE THE LAST 4 CHARACTERS TO READ “B.2, OR 3, OR” AND DELETE THE REST.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

LEWIS/ BURGESS – MOVED TO AMEND LINE 73 TO READ 5 PUBLIC MEMBERS, AT LEAST 3 OF WHOM SHALL BE CITY RESIDENTS.

There will be two councilmembers who are city residents and three city residents to make five members. This will create a broader base to allow for people who may have more expertise. Shane Monroe and Beth Carroll who live outside the city have familiarized themselves with the legislative process, hosting community input, and have appeared on KBBI.

The Planning Commission will be notified of the seat on the commission.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

BURGTESS/LEWIS - MOVED TO STRIKE THE BODY OF LINE 77, REMOVING THE CHIEF OF POLICE AS A VOTING ACTIVE MEMBER OF THE COMMISSION.

Reasons cited for removing the Chief of Police were under the 2009 Personnel Regulations, Item 8.9 Political Activity, subsection 8.9.4. It states an employee may not be a member of any policy making board, council, commission, or other governing body that may be interpreted as representing the City and or receiving appropriations from the City unless such membership is approved by the City Manager. It puts staff in a difficult position since the Police Chief will always be wearing his professional public safety hat. If he voted in a way that did not align it may hurt him professionally. It protects city staff to have them provide expertise, but not be a voting member. When the legalization matter came before the voters, the police opposed it.

Reasons cited for retaining the Police Chief on the commission were the Cannabis Advisory Commission is advisory only. They make their recommendations to the Council who makes the decision. The Police Chief understands how to develop policy and DUI enforcement measures.

VOTE: YES. LEWIS, BURGESS, VAN DYKE

VOTE: NO. ROBERTS, REYNOLDS, ZAK

Mayor Wythe broke the tie with a NO vote.

Motion failed.

ROBERTS/LEWIS – MOVED TO AMEND LINE 96 TO READ TWO MEMBERS SHALL BE APPOINTED FOR TWO YEAR TERMS.

Staggered terms apply to the five public members.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **ORDINANCE(S)**

- A. **Ordinance 15-08**, An Ordinance of the Homer City Council Amending Subsection (C) of Homer City Code 21.50.020, Site Development Standards – Level One, and Subsection (A) of Homer City Code 21.50.030, Site Development Standards – Level Two, to Require Revegetation of Exposed, Cleared, Filled and Disturbed Soils Within 9 Months. Planning. Recommended dates: Introduction April 13, 2015, Public Hearing and Second Reading April 27, 2015.

Memorandum 15-048 from City Planner as backup.

Mayor Wythe called for a motion for the adoption of Ordinance 15-08 for introduction and first reading by reading of title only.

ROBERTS/REYNOLDS – SO MOVED.

REYNOLDS/ROBERTS – MOVED TO AMEND TO STRIKE 9 MONTHS AND PROPOSE 6 MONTHS (LINES 30-34).

The Council discussed shortening the time for requiring revegetation. It is impractical and an added expense for a builder to have to revegetate halfway through the building process. It is not effectively accomplishing the goal to prevent erosion and promote positive species. In our long winter season it is difficult to have a project finished within 9 months after start.

Councilmember Roberts called for the question.

VOTE: YES. REYNOLDS

VOTE: NO. ROBERTS, LEWIS, ZAK, BURGESS, VAN DYKE

Motion failed.

The Council discussed sending the ordinance back to the Planning Commission since Item 1C incites litigation.

BURGESS/VAN DYKE - MOVED TO STRIKE CONTENTS IN LINES 21 - 26.

The Council suggested that the Planning Commission review the language from a regulatory standpoint.

VOTE: (amendment) YES. VAN DYKE, BURGESS

VOTE: NO. REYNOLDS, ROBERTS, ZAK, LEWIS

Motion failed.

VOTE: (introduction) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

BURGESS/LEWIS - MOVED TO REFER THIS TO THE PLANNING COMMISSION.

A time frame within completion of a project is more important than time frame from initial disturbance. Adjustments may be made for projects that have erosion considerations. The post-construction time for revegetation is needed.

ROBERTS/BURGESS – MOVED TO AMEND TO POSTPONE THE SECOND READING.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (refer to Planning Commission as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

REYNOLDS/BURGESS – MOVED THAT LINE 29 HAVE MORE SPECIFIC LANGUAGE: VEGETATIVE NATIVE COVER AND WEED FREE PLANTS WITH NO INVASIVE SPECIES.

Although there are few plant varieties native to Alaska, the plant material center in Palmer may help the Planning Commission determine which plants are invasive species.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

BURGESS/ROBERTS – MOVED TO AMEND THAT IN ALL THE SECTIONS THEY OFFER REASONABLE EROSION PREVENTIONAL ALTERNATIVES TO VEGETATIVE COVER IF AND WHEN

APPROPRIATE FOR SWPP LIKE BURLAP MATTING OR THOSE CONTROL SACKS THAT YOU CAN USE FOR HIGHWAY PROJECTS OR WOOD CHIPS OR LANDSCAPING MATERIALS OR GRAVELS.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

BURGESS/REYNOLDS – MOVED TO ASK THE PLANNING COMMISSION TO REVISIT THE ENTIRE SECTION OF CODE WITH SPECIFIC REGARD FOR ENFORCEABILITY AND POTENTIAL LEGAL RAMIFICATIONS OF ENFORCEABILITY FOR THE CITY OF HOMER AND INTER-NEIGHBOR RELATIONSHIPS, SPECIFICALLY SECTION 1 OF ITEM C.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

REYNOLDS/ROBERTS –MOVED THAT DURING THE CONSTRUCTION PERIOD THAT THE SOIL IS DISTURBED IF THERE COULD BE ANY MEASURES PUT IN THAT INVASIVES DON'T GET HOLD THEN THAT THEY WOULD BE REMOVED.

The Council discussed the burden it would place on property owners since practically everything is invasive. Most invasive plants are wind or water populated. Regulating anyone who leaves an area open and disturbed that may be populated by an invasive species has an economic obligation to remove the invasive species. This would require removing invasive species from public right-of-ways.

There are a number of invasive species that are problematic and the City does work with Soil and Water Conservation to reduce and remove the invasive species.

VOTE: YES. LEWIS, REYNOLDS, ZAK, ROBERTS

VOTE: NO. VAN DYKE, BURGESS

Motion carried.

Mayor Wythe asked for a motion that the Planning Commission consider enforceability and non-prohibitive development.

BURGESS/LEWIS – SO MOVED TO DO WHAT THE MAYOR SAID.

Mayor Wythe commented the amendments have made it prohibitive to develop at a time when economic development is going to become extremely key for us to do anything to resemble a park and recreation. It is important we don't continue building regulation that prevents people from developing properties. She asked that the Planning Commission look at it fresh as to how it will affect the ability of an individual to develop their properties.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. **Ordinance 15-09**, An Ordinance of the City Council of Homer, Alaska, Amending Subsection (d) of Homer City Code Section 21.58.020, Installation Requirements, to Delete the One-Acre Minimum Lot Area for Small Wind Energy Systems. Zak. Recommended dates: Introduction April 13, 2015, Public Hearing and Second Reading April 27, 2015.

Mayor Wythe called for a motion for the adoption of Ordinance 15-09 for introduction and first reading by reading of title only.

BURGESS/REYNOLDS - SO MOVED.

The Council expressed approval to Councilmember Zak for bringing the ordinance forward.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

ROBERTS/LEWIS - MOVED TO SEND ORDINANCE 15-09 TO THE PLANNING COMMISSION AND TO POSTPONE SECOND READING UNTIL IT RETURNS FROM THEM.

Although the Planning Commission may have nothing to add, all ordinances affecting planning and zoning are vetted by the commission.

BURGESS/ROBERTS - MOVED TO AMEND TO HAVE THE PLANNING COMMISSION GET THE ORDINANCE BACK TO US FOR OUR MAY 26<sup>TH</sup> MEETING.

There was brief discussion on the commission meeting dates.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (refer to Planning Commission as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **CITY MANAGER'S REPORT**

### **A. City Manager's Report**

#### **Pioneer Avenue**

ADOT/PF has included new pavement on Pioneer Avenue in the STIP. There was some interest in having the travel lanes narrowed so that there could be stripping for a bicycle lane on one side of the highway. The ADOT position is that if the City wants to modify the State plans, the City would be required to assume the maintenance of that street once the repair work is done.

DOT Email (We did have this reso, as I reviewed my records, but there is one outstanding question...In order to do the striping and the skinnier lanes to accommodate the bike lanes we need the City to take over ownership and maintenance of the final project. If it stays a DOT road we will just mill and pave it to our standards. If we are giving Pioneer Ave to the City we can provide the bike lanes and skinnier lanes the city requested.)

#### **Lease RFP's**

The City, in response to a couple of requests, has prepared two Requests for Proposals to lease property on the spit and in the Airport Terminal. If we get responses that meet the City requirements, they will be presented to the council for approval on a future agenda.

There may need to be an adjustment to the City Land Allocation Plan before the lease is signed.

#### **Mental Health Trust Land Sale**

Attached is a scope of work authorized by the Trust Land Office (State of Alaska Mental Health Trust) to appraise several parcels of land. The Mental Health Trust owns 3 parcels of land on the spit in the area of the Coal Bay Subdivision. The Trust is willing to sell these parcels to the City for fair market value.

The City Administration has agreed to the assumptions and the deliverables. The appraisal should be complete in several months. The City Council will then decide if the City will purchase these parcels.

## **Fish Tax**

At the last meeting the Council approved a resolution to request fish tax revenue from the Borough. The United Fishermen of Alaska provided fact sheets that emphasize the inequities.

<u>Community</u>	<u>Ex-vessel price</u>	<u>Fish Tax received</u>
Homer	\$ 80,000,000	\$ 37,136
Seward	\$ 11,300,000	\$ 498,298
KPB	\$132,700,000	\$1,500,000

The Ex-vessel price of the fish landed in Homer is 60% of the fish landed in the entire Borough; the City received 2.5% of the Fish tax.

## **Cannabis Commission**

The City received a memo from a Homer Citizen re: the make-up of the Cannabis Commission.

There were two quotes from the Homer Personnel Regulations that need clarification.

- 8.7 restricts an employee from using their position with the city to promote a ‘personal interest’. The purpose of having the Police Chief on the Commission is to offer a ‘Professional’ not a personal opinion. Regardless of whether they are officially appointed to the Commission the City should request police input before setting policy.
- 8.9 restricts employees from serving on ‘policy making’ boards. The Cannabis Commission is an advisory not a policy board. Recommendations from the Cannabis Commission will be placed on the City Council agenda. It will be a Council decision on whether to enact the recommendations into regulation or policy.

The Council needs to decide if it is advisable to have staff on the Commission to enunciate the City interests, even if staff is not a voting member.

## **FYI**

Trust Land Office –Appraisal assumptions

Safebuilt –Municipalities and Mary Jane

HB 172 MARIJUANA REG., CLUBS; MUNIS, LOCAL OPTIONS

UFA –Commercial Fishing and Seafood Processing Facts, Homer

AEA –Battle Creek Diversion

## Calibrating a New Membrane Plant

### B. Bid Report

## **CITY ATTORNEY REPORT**

### A. City Attorney Report of March 2015

The Council had no questions for City Attorney Klinkner.

## **COMMITTEE REPORT**

### A. Public Arts Committee

### B. Permanent Fund Committee

### C. Employee Committee Report

### D. Port and Harbor Building Task Force

Deputy Harbormaster Matt Clarke reported the building is still a work in progress. They are getting the operating systems online for communications and are hoping to move in the building by the end of May. A ribbon cutting ceremony will be scheduled around the first week in June.

### E. Public Safety Building Review Committee

Public Safety Building Review Committee Chair Ken Castner reported the committee has come up with a building that will function with the activity. Supporting the network of people here tonight is the police department. The starting and ending point for social activity training is not just about shooting guys, chasing cars, or stops. It is personal interaction. The same is true for EMTs and the fire department. There has been a lot of push back as to the size and nature of costs. As a community we can make it work. He believes in the project and will do everything he can to make it efficient, effective, and to get the most for our money.

The fire, police, mayor, and he serve on committee. They will work together to bring all the ideas together into the new reality of the fiscal truth. Stantec has proposed public policy presentations that need involvement of the Council. We need to get together to come up with what we want for the next 20 years, figure out how to sell it and how to pay for it.

### F. Vessel Haul-Out Task Force

Councilmember Reynolds reported the All Hazard Mitigation group will have a Town Hall meeting on Friday, April 17<sup>th</sup> at City Hall Cowles Council Chambers from 6:00 – 8:00 p.m. Every five years FEMA requires a complete update to the All Hazard Mitigation Plan. The community can determine and define potential hazards we need to reduce and plan for.

## **PENDING BUSINESS**

## **RESOLUTIONS**

- A. **Resolution 15-024**, A Resolution of the Homer City Council Awarding the Contract for the Production of a Marine Trades Promotional Video to the Firm of Brinster & Company of Homer, Alaska, or Dickerson Stills & Motion of Homer, Alaska, in an Amount Not to Exceed \$9,000 and Authorizing the City Manager to Execute the Appropriate Documents. City Manager/Port and Harbor Director. Recommend adoption.

Memorandum 15-049 from Port and Harbor Administrative Secretary as backup.

Mayor Wythe called for a motion for the adoption of Resolution 15-024 by reading of title only.

LEWIS/ROBERTS – SO MOVED.

ROBERTS/LEWIS – MOVED TO CHANGE LINE 55 ON FISCAL NOTE LINE TO ACCOUNT NO. 100-0112-5227 TO CHANGE TO ADVERTISING.

There was no discussion.

VOTE: (amendment) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VOTE: (main motion as amended) YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **NEW BUSINESS**

- A. **Memorandum 15-050**, Request for Executive Session Pursuant to AS 44.62.310 (A-C)(1 & 5) Matters, the Immediate Knowledge of Which Would Clearly Have an Adverse Effect Upon the Finances of the Government Unit and Attorney/Client Privilege (Castner v. City of Homer, Extension of Time for Condominium Owners to Appeal Their Assessments Until After Supreme Court Decision).

Mayor Wythe passed the gavel to Mayor Pro Tempore Roberts.

Mayor Pro Tempore Roberts called for a motion for the approval of the recommendations of Memorandum 15-050 to meet in Executive Session to discuss Castner v. City of Homer, Extension of Time for Condominium Owners to Appeal Their Assessments Until After Supreme Court Decision.

LEWIS/VAN DYKE - SO MOVED.

There was no discussion.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mayor Pro Tempore Roberts called for a motion to adjourn to Executive Session.

LEWIS/VAN DYKE – SO MOVED.

Councilmember Zak was excused from participation due to his telephonic status.

VOTE: YES. VAN DYKE, BURGESS, REYNOLDS, LEWIS, ROBERTS

Motion carried.

The Council recessed to Executive Session at 8:50 p.m. and reconvened the meeting at 9:07 p.m.

Councilmember Lewis stated the attorney is authorized to agree to adjustments in the assessment schedule in light of the pending petition for review.

Mayor Pro Tempore Roberts returned the gavel to Mayor Wythe.

### **COMMENTS OF THE AUDIENCE**

Ken Castner, city resident, told the Council it was time to end recusal of the Mayor for gas related matters. It was the former mayor that imposed that and she can't stop the gas line at

this point. He expressed his support for Katie who grew up in this town and knows all the players, feelings, and emotions. He is confident she will do a good job.

Ginny Espenshade, city resident, invited the community to a presentation about heroin in our community. Presenters are Brian Partridge, Assistant Professor of Psychology and Dr. Sarah Spencer. Dr. Spencer is coming to Homer to offer treatment for opiate addiction. The presentation will be on April 20<sup>th</sup> from 6:00 p.m. to 7:30 p.m. at Pioneer Building at the college.

Kevin Hogan, city resident, agreed with Ken's comments on the Mayor's recusal. The City is not getting the fish tax since they are sending it to Seward. The Council is subsidizing a Seward company with public money and charging Mr. Hogan to make up the difference. In August 2013 the competitor spent \$2,570 to use the Fish Dock; Mr. Hogan spent \$88,000. The City spent close to \$1M defending that policy and the right to discriminate. The Council has had the opportunity to stop sending the fish tax to Seward but has refused.

#### **COMMENTS OF THE CITY ATTORNEY**

City Attorney Klinkner had no comments.

#### **COMMENTS OF THE CITY CLERK**

City Clerk Johnson welcomed Katie in her new role.

#### **COMMENTS OF THE CITY MANAGER**

City Manager Koester commented she is humbled and honored to be given this great responsibility and does not take it lightly. She is looking forward to getting to know the Council better and to working with them. That is a fun part of the job. She is blessed to work with the staff, an amazing group of people that gives her the confidence to take this position. The passion the public has for this community is wonderful. She looks forward to harnessing that and working and communicating with people. She thanked the Council for the honor.

#### **COMMENTS OF THE MAYOR**

Mayor Wythe congratulated Katie. She has been a Katie Koester fan for a long while. She has worked with her in a different capacity than the Council has and has had many opportunities to see her perform in an arena much bigger than Homer. She had no doubt of her capabilities to do the job even though Katie still has some concerns. The City Council and staff will be here to support her. She hopes to hear her name at this table for many years.

## **COMMENTS OF THE CITY COUNCIL**

Councilmember Roberts congratulated Katie. She is glad to have her here and knows she will do a great job. She was heartened with the four proclamations and the three groups that presented. It shows a wonderful community and the people who care about a lot of different things. She read a statement concerning gas line assessments.

Councilmember Zak was no longer present.

Councilmember Van Dyke welcomed Katie on board and thanked those in the audience that spent the evening there.

Councilmember Reynolds welcomed Katie and is pleased to have the opportunity to work with her. She won't be present at the next meeting since she will be in DC bringing concerns about the public safety building and harbor issues to our national legislators. She is looking for the opportunity to be on the big Capitol Hill. She thanked everyone that came and presented today and everyone that stands behind them. All of the organizations represent a lot of volunteer work, collaboration, and staff time. It honors the proclamation for their service.

Councilmember Burgess thanked Interim City Manager Yoder who did a great job while he was here, stepping into those shoes, familiarizing himself with our town, and making good recommendations. He conducted himself really well and the short time he was here he got into subjects he didn't necessarily need to that were of benefit to the City. We owe him our thanks and are grateful to him. He thanked the other applicants within the City, although Katie is the person we have chosen. He thanked Carey and Matt for putting their names in the ring. He wants to make sure everyone that works within the City knows we appreciate the work you do. The Council's decision not to appoint you as city manager has nothing to do with how we value those in the positions they are in. He hopes to work with both gentlemen for a long time. He is so glad we chose Katie. He is happy she is here and is looking forward to working with her. She has great qualities for the job. As to the Week of the Young Child and the matrix MAPP is reaching for, he suggested any young person may ask him for advice. He thanked Ken Castner for his continued vigor and public service on the Public Safety Building Review Committee. Even when he has other legal disagreements with the City he advocates strongly on the issue. This needs to be heard. Regarding Kevin Hogan's comments about pricing structures on the Spit, it's been a long and cumbersome legal process to defend agreements and policies that have been long standing. Part of the process moving forward is for us to evaluate a more equitable means of doing things on the Spit. If for no other reason than the fish tax this is something that we need to consider. He reminded the Council on the Cannabis Commission even though the current police chief is an awesome, level-headed and thoughtful man who can bring a balanced perspective, the Council just appointed a position to the commission, not a man. Positions change and he would like the Council to keep that in mind when making future decisions. The Interim City Manager pointed out the Personnel

Policy is not consistent with what you voted tonight. This was an action outside the context of the Personnel Policy.

Councilmember Lewis wished Katie the best of luck.

## **ADJOURNMENT**

There being no further business to come before the Council, Mayor Wythe adjourned the meeting at 9:26 p.m. The next Regular Meeting is Monday, April 27, 2015 at 6:00 p.m., Committee of the Whole 5:00 p.m., and Worksession 4:00 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

---

JO JOHNSON, MMC, CITY CLERK

Approved: \_\_\_\_\_





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the Mayor

491 East Pioneer Avenue  
Homer, Alaska 99603

[mayor@ci.homer.ak.us](mailto:mayor@ci.homer.ak.us)

(p) 907-235-3130

(f) 907-235-3143

## Memorandum 15-051

TO: HOMER CITY COUNCIL  
FROM: MARY E. WYTHE, MAYOR  
DATE: APRIL 20, 2015  
SUBJECT: REAPPOINTMENT OF AMY ALDERFER TO THE LIBRARY ADVISORY BOARD

---

Amy Alderfer is reappointed to the Library Advisory Board with a term to expire April 1, 2018.

### RECOMMENDATION:

Confirm the reappointment of Amy Alderfer to the Library Advisory Board.

Fiscal Note: N/A



**From:** Amy Allen [<mailto:amyalderfer@yahoo.com>]  
**Sent:** Sunday, April 19, 2015 11:38 AM  
**To:** Renee Krause  
**Subject:** Library Advisory Board (LAB)

Hello Renee -

Could you please forward the below e-mail to the Mayor and City Council members? Thanks!

Dear Mayor Wythe and City Council members:

It has been a pleasure to serve on the Library Advisory Board (LAB) in my short tenure. The scope of library services to the Homer community is extensive and look forward to learning and supporting these activities more in the future. I respectfully request to extend my service on the LAB and am seeking reappointment.

Sincerely,  
Amy Alderfer



**ORDINANCE REFERENCE SHEET**  
**2015 ORDINANCE**  
**ORDINANCE 15-12**

An Ordinance of the City Council of Homer, Alaska, Amending the FY 2015 Operating Budget by Appropriating \$8,500 to Aha Consulting, Inc. From the Information Systems Budget to Fund Website Design and Software Upgrades.

Sponsor: City Manager

1. City Council Regular Meeting April 27, 2015 Introduction
  - a. Memorandum 15-052 from City Manager as backup
  - b. Website Upgrade Quote from Aha Consulting, Inc.



1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager

4 **ORDINANCE 15-12**

5  
6 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 AMENDING THE FY 2015 OPERATING BUDGET BY  
8 APPROPRIATING \$8,500 TO AHA CONSULTING, INC. FROM THE  
9 INFORMATION SYSTEMS BUDGET TO FUND WEBSITE DESIGN  
10 AND SOFTWARE UPGRADES.

11  
12 WHEREAS, The City of Homer website is a primary means of communicating City  
13 information to the public; and

14  
15 WHEREAS, According to Comsource.inc in 2014 mobile devices overtook desktop or  
16 laptop computers as the most common way people access the internet; and

17  
18 WHEREAS, The City of Homer website has not had a software or design upgrade since  
19 2010; and

20  
21 WHEREAS, Aha Consulting, Inc. has maintained and designed the City website since  
22 2010 and the proposed upgrades are a natural extension of their existing contract with the  
23 City.

24  
25 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

26  
27 Section 1. That the City Council finds upgrades to the City Website including making  
28 the site mobile friendly, updating the software and graphic design and providing staff training  
29 for website upgrades desirable and necessary.

30  
31 Section 2. The Homer City Council hereby amends the FY 2015 Operating Budget by  
32 appropriating \$8,500 from Information Systems Communication to Aha Consulting, Inc. to  
33 fund website design and software upgrades.

34  
35 Expenditure:

36 <u>Account</u>	<u>Description</u>	<u>Amount</u>
37 100-0113-5215	Information Systems Communication	\$8,500

38            Section 3. This is a budget amendment ordinance, is temporary in nature, and shall  
39 not be codified.

40

41            ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this \_\_\_ day of \_\_\_\_\_, 2015.

42

43

CITY OF HOMER

44

45

\_\_\_\_\_  
MARY E. WYTHE, MAYOR

46

47

48

49 ATTEST:

50

51

\_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

53

54 YES:

55 NO:

56 ABSTAIN:

57 ABSENT:

58

59

60 First Reading:

61 Public Hearing:

62 Second Reading:

63 Effective Date:

64

65

66 Review and approved as to form:

67

68

\_\_\_\_\_  
Mary K. Koester, City Manager

\_\_\_\_\_  
Thomas F. Klinkner, City Attorney

70

71 Date: \_\_\_\_\_

Date: \_\_\_\_\_

72

73 Fiscal Note: Fiscal information included in body of Ordinance.



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

### Memorandum 15-052

TO: Mayor Wythe and Homer City Council  
FROM: Katie Koester, City Manager  
DATE: April 22, 2015  
SUBJECT: Communications Enhancements: Social Media Policy, Website Terms and Conditions, Links Policy and Website Upgrades.

---

The purpose of this memo is to provide background for Ordinance 15-12 and Resolutions 15-025, 15-026, and 15-027.

A number of departments have been asking to use social media for outreach and communication with the public (some departments, like the Library, already have an active social media presence). Though social media use is prevalent in the private sector and personal use, government has approached it with trepidation while issues like how to maintain public records and the balancing act of preventing the posting of inappropriate content without infringing on people's rights are sorted out. Nevertheless, social media is here to stay and there are many advantages to using this medium to outreach to the public. Many Alaskan municipalities already have had great success with Social Media and were consulted in the drafting of the City of Homer Social Media Policy.

Under the direction of City Manager Wrede, a working group consisting of the Community and Economic Development Coordinator, City Clerk, Community Schools Coordinator, IT Manager, Library Director, and Fire Chief with input from City Attorney Klinkner had a number of meetings to work through drafting a social media policy. Through the task of tackling social media, it became evident that City staff needed clear guidelines on website content and links and long overdue upgrades to expand the capacity of how city staff communicates with the public. This spurred the drafting of a website terms and conditions, links policy, and budget request for updates to the website.

#### **Social Media Policy**

The Social Media Policy was based on the Fairbanks North Star Borough policy with many revisions to adapt it to the City of Homer. It is the intent of the City to use the website as the main internet presence of the City and have social media sites drive traffic to the website whenever possible. The policy requires that departments get approval of the City Manager when opening a new social media site. Although each department will be responsible for their own social media page, including posting and removing any inappropriate posts, the Public Information Coordinator in the City Manager's office will be responsible for monitoring

content on the social media sites, posting content for the City of Homer main site, and providing training and guidance to staff on social media use.

Public Information Coordinator responsibilities will be included in the position that fills the community and economic development coordinator position.

The social media policy requires the City to treat social media like any other public record. There are firms that archive social media content for municipalities for a monthly charge. One company, Smarsh, charges \$80/month for 5 accounts and all posts can be searched at any time by the authorized user. The policy further outlines the parameters of official City of Homer social media sites including use of the logo, photos, etc. To help staff in managing a public social media site, the working group drafted a Social Media Guide based on the County of Marin Social Media Playbook. The guidebook includes a decision making tree that helps employees decipher when to respond, ignore, or remove content.

### **Website Terms and Conditions**

The Website Terms and Conditions incorporate overdue sidebars and disclaimers on the City website. It outlines that the City website cannot have paid advertising (with the exception of promoting community wide events and the community recreation catalog). The policy specifies that the website is subject to the public records retention act and adds a disclaimer for accuracy/timeliness of information.

### **Links Policy**

The Links Policy applies to any links on City of Homer websites or social media. The links policy clarifies the parameters for linking to a non-City website and adds a disclaimer that will pop up when a user clicks on a link.

### **Website Upgrades**

The City of Homer website has not been updated since 2010. Since then there have been many changes, including the exponential use of mobile devices, software that allows more functions on the website, and a 'refreshed' City of Homer logo. As of last week, Google gives search engine preference to sites that are mobile friendly, so this will also help drive traffic to the City's site. The \$8,500 budget request updates the City of Homer website to make it mobile friendly, updates the Drupal software that runs the site and provides a graphic refresh, including incorporating the City of Homer logo. The website will look and navigate substantially similar to how it does now. The City has received positive feedback on the website, it will be easier to use and has more functions. In conjunction with the updates, training will be offered to staff in the software updates and the guidelines of the website terms and conditions and links policy.

Enc:

City of Homer Social Media Guide



Exhibit A

City of Homer Alaska

*Website Upgrade Quote*

Aha Consulting, Inc.  
415 North State Street #138  
Lake Oswego, OR 97034  
[www.ahaconsulting.com](http://www.ahaconsulting.com)

Contact: Brian Gilday  
[brian.gilday@ahaconsulting.com](mailto:brian.gilday@ahaconsulting.com)  
Phone: 503-675-5121  
Fax: 888-475-3753



January 7, 2015

City of Homer  
491 East Pioneer Avenue  
Homer, Alaska 99603

Dear Mr. VanDyken:

Dear Website Team:

Per your request, we are providing the attached quote for upgrading the City of Homer Website.

Sincerely,

A handwritten signature in black ink that reads "Brian Gilday". The signature is written in a cursive style with a large, looping final flourish.

Brian Gilday  
CEO



## Overview

The City has inquired about the possibility of updating the existing website. This document outlines recommended upgrades and associated costs.

## Recommended Improvements

We recommend an upgrade to the existing website that includes three main components:

- a) Graphic Design Refresh
- b) Upgraded Content Management System
- c) Staff Refresher Training (On-Site)

### Mobile-Friendly, Responsive Graphic Re-design - \$3,000

We will create a new custom website design for the City Home Page, Departmental Home Page, and individual inner pages. We will conduct a two hour design workshop with you website team to discuss different options for the look and layout of the home page and inner pages. We will present an initial design concept and allow for up to 5 revisions of that concept prior to implementation.

Graphic Design Alternative: In lieu of a completely new design, we can take your **current design** and make it mobile-friendly. This work would also include some minor layout changes to the home page to make the design less word-intensive and also add social media feeds (if desired). The cost for this alternative is \$2,000.

### Content Management System (CMS) Upgrade - \$4,000

We will upgrade you to the latest version of Aha Fast Track for Drupal 7, which is much improved over your existing version and includes the following new/enhanced features:

<p><b>Advanced Search</b></p> <ul style="list-style-type: none"> <li>- The new search engine indexes documents such as PDFs and Word docs in addition to regular HML</li> <li>- Smart filters (facets)</li> </ul>
<p><b>Email Subscriptions / Notifications</b></p> <ul style="list-style-type: none"> <li>- Provides the capability to create subscription lists and send emails from the website to subscribers for things such as City Council Meeting Agendas, General Notices, etc.</li> <li>- Allows citizens to subscribe/unsubscribe</li> </ul>
<p><b>City Projects with geo-mapping</b></p> <ul style="list-style-type: none"> <li>- Example: <a href="http://www.losaltosca.gov/projects">http://www.losaltosca.gov/projects</a></li> </ul>
<p><b>City Parks and Facilities with geo-mapping</b></p>

<ul style="list-style-type: none"> <li>- Example: <a href="http://www.losaltosca.gov/parksites">http://www.losaltosca.gov/parksites</a></li> </ul>
<p><b>Organization/Staff Directory with geo-mapping</b></p> <ul style="list-style-type: none"> <li>- Example: <a href="http://www.losaltosca.gov/directory">http://www.losaltosca.gov/directory</a></li> </ul>
<p><b>Embedded Pages</b></p> <ul style="list-style-type: none"> <li>- Summary pages embed content into one or more sub-pages</li> <li>- Example: <a href="http://www.ci.oswego.or.us/citycouncil/mayor-and-council">http://www.ci.oswego.or.us/citycouncil/mayor-and-council</a></li> </ul>
<p><b>Page Templates for Multiple Images / Text Blocks</b></p> <ul style="list-style-type: none"> <li>- Alternate images left/right/left with corresponding text blocks</li> <li>- Slideshows</li> </ul>
<p><b>Custom Contact Blocks per-page</b></p> <ul style="list-style-type: none"> <li>- Override default department contact blocks on a per-page basis</li> </ul>
<p><b>Custom Sub-Banners per page / Rotating Banner on any page</b></p> <ul style="list-style-type: none"> <li>- Override default department sub-banners on a per-page basis</li> <li>- Add rotating banners to any page</li> </ul>
<p><b>Filters – Auto Submit</b></p> <ul style="list-style-type: none"> <li>- ability to have filters on Calendars, Forms, etc auto-submit when you select an item, without the need to hit the submit button</li> </ul>
<p><b>Enhanced Online Web Forms</b></p> <ul style="list-style-type: none"> <li>- the new online webform includes all existing webform features plus the ability to create multi-page forms and set extra field validation rules</li> </ul>
<p><b>Web Page Migration</b></p> <ul style="list-style-type: none"> <li>o Aha will migrate existing content from the current site to the new site</li> </ul>

## Staff Refresher Training (On-Site) - \$1,500

An Aha staff member will come on-site to Homer and conduct a full day’s worth of training on how to use the new site. The training will be separated into two 3-hour refresher training sessions with staff needing to attend one of the two trainings. Training will be scheduled once the upgraded site is ready with the new graphic design and migrated content. This will be hands-on training for all staff.

Training Alternative: We will conduct two 2-hour **web teleconference** training sessions with staff needing to attend one of the two trainings. This will be hands-on training for one staff member with the other staff members observing. The cost for this alternative is \$500.



## **Timeline**

We estimate a total of 12-16 weeks to complete this project.

## **Invoicing**

We would invoice the first 50% at project start and the final 50% upon site go-live.



1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager

4 **RESOLUTION 15-025**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 ADOPTING A SOCIAL MEDIA POLICY.

8  
9 WHEREAS, The use of social media is prevalent in today's society; and

10  
11 WHEREAS, The City of Homer would benefit from enhanced communication with the  
12 public through social media; and

13  
14 WHEREAS, Many Alaskan municipalities use social media to communicate to the  
15 public; and

16  
17 WHEREAS, A working group consisting of the Community and Economic Development  
18 Coordinator, Fire Chief, IT Manager, City Clerk, Community Schools Coordinator, Library  
19 Director and City Attorney held many meetings to discuss and draft the City of Homer Social  
20 Media Policy; and

21  
22 WHEREAS, The working group took into consideration public records requirements,  
23 protecting freedom of speech, and staff capacity, among other topics when drafting the social  
24 media policy.

25  
26 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby adopts the  
27 City of Homer Social Media Policy.

28  
29 PASSED AND ADOPTED by the Homer City Council this 27<sup>th</sup> day of April, 2015.

30  
31  
32 CITY OF HOMER

33  
34  
35 \_\_\_\_\_  
36 MARY E. WYTHE, MAYOR  
37  
38

39 ATTEST:

40

41

42

43 \_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

44

45 Fiscal Note: N/A

46

47



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

### Memorandum 15-052

TO: Mayor Wythe and Homer City Council

FROM: Katie Koester, City Manager

DATE: April 22, 2015

SUBJECT: Communications Enhancements: Social Media Policy, Website Terms and Conditions, Links Policy and Website Upgrades.

---

The purpose of this memo is to provide background for Ordinance 15-12 and Resolutions 15-025, 15-026, and 15-027.

A number of departments have been asking to use social media for outreach and communication with the public (some departments, like the Library, already have an active social media presence). Though social media use is prevalent in the private sector and personal use, government has approached it with trepidation while issues like how to maintain public records and the balancing act of preventing the posting of inappropriate content without infringing on people's rights are sorted out. Nevertheless, social media is here to stay and there are many advantages to using this medium to outreach to the public. Many Alaskan municipalities already have had great success with Social Media and were consulted in the drafting of the City of Homer Social Media Policy.

Under the direction of City Manager Wrede, a working group consisting of the Community and Economic Development Coordinator, City Clerk, Community Schools Coordinator, IT Manager, Library Director, and Fire Chief with input from City Attorney Klinkner had a number of meetings to work through drafting a social media policy. Through the task of tackling social media, it became evident that City staff needed clear guidelines on website content and links and long overdue upgrades to expand the capacity of how city staff communicates with the public. This spurred the drafting of a website terms and conditions, links policy, and budget request for updates to the website.

#### **Social Media Policy**

The Social Media Policy was based on the Fairbanks North Star Borough policy with many revisions to adapt it to the City of Homer. It is the intent of the City to use the website as the main internet presence of the City and have social media sites drive traffic to the website whenever possible. The policy requires that departments get approval of the City Manager when opening a new social media site. Although each department will be responsible for their own social media page, including posting and removing any inappropriate posts, the Public Information Coordinator in the City Manager's office will be responsible for monitoring

content on the social media sites, posting content for the City of Homer main site, and providing training and guidance to staff on social media use.

Public Information Coordinator responsibilities will be included in the position that fills the community and economic development coordinator position.

The social media policy requires the City to treat social media like any other public record. There are firms that archive social media content for municipalities for a monthly charge. One company, Smarsh, charges \$80/month for 5 accounts and all posts can be searched at any time by the authorized user. The policy further outlines the parameters of official City of Homer social media sites including use of the logo, photos, etc. To help staff in managing a public social media site, the working group drafted a Social Media Guide based on the County of Marin Social Media Playbook. The guidebook includes a decision making tree that helps employees decipher when to respond, ignore, or remove content.

### **Website Terms and Conditions**

The Website Terms and Conditions incorporate overdue sidebars and disclaimers on the City website. It outlines that the City website cannot have paid advertising (with the exception of promoting community wide events and the community recreation catalog). The policy specifies that the website is subject to the public records retention act and adds a disclaimer for accuracy/timeliness of information.

### **Links Policy**

The Links Policy applies to any links on City of Homer websites or social media. The links policy clarifies the parameters for linking to a non-City website and adds a disclaimer that will pop up when a user clicks on a link.

### **Website Upgrades**

The City of Homer website has not been updated since 2010. Since then there have been many changes, including the exponential use of mobile devices, software that allows more functions on the website, and a 'refreshed' City of Homer logo. As of last week, Google gives search engine preference to sites that are mobile friendly, so this will also help drive traffic to the City's site. The \$8,500 budget request updates the City of Homer website to make it mobile friendly, updates the Drupal software that runs the site and provides a graphic refresh, including incorporating the City of Homer logo. The website will look and navigate substantially similar to how it does now. The City has received positive feedback on the website, it will be easier to use and has more functions. In conjunction with the updates, training will be offered to staff in the software updates and the guidelines of the website terms and conditions and links policy.

Enc:

City of Homer Social Media Guide

## **CITY OF HOMER SOCIAL MEDIA POLICY**

**Section 1. Purpose**

**Section 2. Establishment of Social Media Sites and General Administration Procedures**

**Section 3. Use and Maintenance of City Social Media Sites**

**Section 4. City Creation, Maintenance, and Use of Social Media Sites**

**Section 5. Social Media Use by City Officials and Employees**

**Section 6. Definition**

**Section 1. Introduction and Purpose**

The City of Homer (“City”) will seek opportunities to use social media to serve the interests of the City and its residents. The City will use social media as means to efficiently disseminate information about the City to the public, increase transparency of City operations, provide channels for the public to communicate with City government and expand public involvement in City government

This social media policy governs the creation, administration, and use of social media by the City in conducting the business of City government. The purpose of this policy is to promote and support the effective and constructive use of social media in City government without compromising the integrity or effectiveness of the City government, its officials and employees. To serve this purpose, this policy will provide guidelines ensuring proper use and administration of all City-created and/or operated social media sites.

Definitions of terms used in this social media policy appear in Section 6.

**Section 2. Establishment of Social Media Sites and General Administration Procedures**

1. A City department may establish and use a social media site only with the prior written approval of the City Manager or designee. The City information technology (“IT”) staff shall be responsible for account credentials for City social media sites. The department that establishes a social media site shall be responsible for the design, content, and updating and other administration of the site in accordance with this policy.

2. City social media sites shall expressly state that that they are maintained by the City and that any use or maintenance of the site is subject to this policy and to other City

rules and policies such as the ethics code, personnel rules, computer use policy and equipment use policy. This policy shall be available at the City Clerk's office and, wherever practicable, a link to this policy shall be included on the social media site.

3. Wherever practicable, City social media sites should contain the official City logo, and a link to the City's official website for forms, documents, online services, and other information necessary to conduct business with the City. The City's official website, <http://www.cityofhomer-ak.gov/>, is the City's primary internet presence, and in general information disseminated through social media also should be made available on the official website.

4. The City Manager shall designate a City employee as Public Information Coordinator. The Public Information Coordinator will monitor content on City social media sites to ensure adherence to this policy, other applicable City rules and policies, and the interests and goals of the City.

5. The City reserves the right to remove or restrict access to any content on a City social media site that violates this policy or any applicable law. Refer to Section 4 for further details regarding the removal of content from City social media sites.

6. The City shall make every effort to maintain and govern use of City social media sites in a consistent manner.

7. All City social media sites and the administration, use, and maintenance of these sites shall comply with all applicable federal and state laws as well as City laws, policies, and procedures. Such laws, policies and procedures include without limitation those concerning the unauthorized use of copyrighted material, protection of individual privacy, publication of defamatory statements and the prohibition of threatening or harassing communications.

8. City social media sites are subject to the State of Alaska Public Records Act (AS 40.25.100 – 40.25.295). As a result, any information posted on City social media sites, including but not limited to subscriber's lists, posted communications, correspondence between posters and City staff, and communications submitted for posting, may be a public record subject to public disclosure.

9. Information posted on a City social media site is subject to management and retention in the same manner as other City records. The City Clerk shall cause information posted on a City social media site to be inventoried, stored and destroyed in the same manner and at the same time as if the information was maintained in written, printed or photographic form.

10. The following constitutes the policies and procedures for official City of Homer social media sites as currently approved by the City Manager. The City of Homer reserves the right to change these policies and procedures at any time without prior notice.

### **Section 3. Use and Maintenance of City Social Media Sites**

#### **General Use of Social Media Sites**

1. Identification of Social Media Site Content and Disclaimer

- A. Each City social media site shall identify itself clearly as a site operated, maintained and controlled by the City of Homer.
- B. Each City social media site shall clearly identify content on the site as being supplied either by the City or by a non-City source (such as a comment posted by a member of the public).
- C. Each City social media site shall contain a disclaimer to the effect that content identified as non-City content states only the opinion of its source, does not state the opinion or policy of the City, and is not approved or endorsed by the City.
- D. Each City social media site shall state that all content on the site is subject to the requirements of this policy, and that the City may remove from the site content which violates the requirements of this policy. Each City social media site shall prominently display a hyperlink to this policy.
- E. Each City social media site shall state that any photograph posted on the site that includes the identifiable picture of a person may be removed by the City at the request of that person (of if the person is a minor, the person's parent or guardian).

2. Information containing any of the following inappropriate forms of content shall not be permitted on City social media sites and is subject to removal and/or restriction without notice by the Public Information Coordinator:

- A. Information not related to the functions of the department that maintains the site, or to the original topic of a posting on the site, including random or unintelligible comments;
- B. Information, including photographs and other images, containing ethnic slurs or profanity; material or comments that are harassing, violent, threatening to any person, entity or property, defamatory, fraudulent, discriminatory or sexually explicit;
- C. Information that infringes on copyright, trademark, intellectual or any other property right or violates any other legal ownership interest in property;
- D. Information in support of, or in opposition to, the candidacy of any person for public office, and information in support of, or in opposition to, any ballot measure (except as authorized by the City Council in accordance with AS 15.13.145);
- E. Solicitation of commerce, including but not limited to advertising of any business or product for sale, but this does restrict information regarding the rendering of services for the City by City contractors;
- F. Information promoting the violation or directly violating any federal, state or local law;
- G. Information from children under 13 years old in accordance with the Children’s Online Privacy Protection Act. Users acknowledge and attest that they are over that they are at least 13 years old by posting on a City social media site;
- H. Information that may tend to compromise the safety or security of the public or public systems; and
- I. Information subject to a legal privilege of confidentiality that is posted without the consent of all persons who may assert the privilege.

3. All information posted to any City social media site must comply with and is bound by the laws and statements of rights and responsibilities imposed by the entity operating the social medium. The City reserves the right to report any violation of the social medium entity's policies, rules of use, or statements of rights and responsibilities to that entity.

4. Any information posted by a member of the public on any City social media site reflects the opinion of the commentator or poster only and publication of information does not imply endorsement of, or agreement by, the City, nor does such information necessarily reflect the opinions or policies of the City.

5. The City reserves the right to deny or limit access to City social media sites for any individual who violates this policy. If the City finds that this policy has been violated, the City may deny or limit the violating user's access at any time and without prior notice.

6. The City may discontinue the operation of a City social media site, or public access to a City social media site, at any time when the City Manager determines that continued operation of, or public access to, the site is not in the best interest of the City. When The City discontinues operation of a City social media site the City shall terminate internet access to the site, and archive its content as required by the City's records retention policy.

#### **Section 4. City Creation, Maintenance, and Use of Social Media Sites**

In addition to the general terms of use in Section 4 of this policy,

1. Commencing upon the adoption of this policy, no City department may establish or use or terminate a social media site, identity, profile, page or account without the prior written approval of the City Manager.

2. All information posted on a City social media site by a City officer or employee shall comply with this policy. No City officer or employee may post information on a City social media site before signing a statement that the officer or employee has read and will comply with this policy. A copy of each such statement shall be maintained on file by the Personnel Director.

3. City employees, representatives, agents, and all individuals acting on the City's behalf shall not use City social media sites for any communications or postings that are not directly related to a City business purpose.

4. Employees of the City must adhere to the City's Personnel Policies when responding to or posting content on the City's social media site(s), including policies related to discrimination or harassment, media relations, and computer use. In addition to complying with this Social Media Policy, including its terms regarding inappropriate forms of content, City employees must not post non-public or confidential information such as information related to co-workers, personnel data, medical information, or claims or lawsuits against the City. If there are questions about what is considered confidential, employees should check with the Human Resources Department.

### **Section 5. Social Media Use by City Officials and Employees**

1. In using social media as an individual, a City official or employee shall use reasonable care to avoid the appearance that the official or employee is representing the official position or policy of the City.

2. No City official or employee may use a City email address, web page or social media site to conduct the official's or employee's personal business or to promote the official's or employee's personal interests.

3. In all communications on social media regarding City business, City officers and employees shall comply with rules restricting the dissemination of information in City records that is privileged or confidential.

4. City officers and employees may not use a City email address to register for social media sites other than for use in City business without the prior approval of the Public Information Coordinator.

### **Section 6. Definitions**

In this policy:

"Blog" means a web-based forum with regular entries of commentary, descriptions of events, or other materials where the blog host posts material on the website, and others may provide comments.

"City Manager" means the City Manager or designee.

"City Social Media Sites" means all social media sites as defined in this policy that are created, maintained, or operated by or on behalf of a City department, City social media sites do not include sites created and operated by individuals in their private capacity.

"Cloud Computing" means the use of applications hosted across the internet by an independent service provider. An example of cloud computing is a Google Doc, in which the

word processing program is accessible through a web browser and the content in the document resides in Google's servers.

"Department" means a unit of City government under the supervision of the City Manager, the Mayor or City Council, any City commission or board.

"Mashup" means a web-based presentation of information that combines data and/or functionality from multiple sources. For example, a mashup would be a Google map showing average housing prices drawn from a City assessor's online database.

"Photo Sharing Sites" means websites which allow users to post and share digital photographs. These sites typically allow commenting and meta-data to be attached to photographs.

"Public Information Coordinator" means a member of City staff designated to monitor the content of all City social media sites, or that person's authorized designee.

"RSS Feed" means a web content format which, when used with an RSS aggregator, alerts users to new or exciting content on a website. They enable users to avoid the conventional methods of browsing or searching for information on websites. Once users subscribe to an RSS feed, they can gather material from websites of their choosing.

"Social Media" or "Web 2.0" means the collection of web tools that facilitate collaboration and data sharing. Web-based communities and hosted services include social-networking sites (e.g., Facebook, Twitter, LinkedIn), video and photo sharing sites (i.e. Instagram), wikis, blogs, virtual worlds, and all other emerging technologies that are used to communicate or share information with others electronically.

"Video Sharing Sites" means websites where users post video they have taken and others may view or comment on these videos once posted. Video sharing sites generally allow users to post and share digital photographs. These sites also permit viewers to integrate or display others' videos on their own sites.

"Wiki" means a collection of web pages that encourages users to contribute or modify the content. By using a simple web interface, a community can collaborate on developing a document or web page, no matter where they're located.

# City of Homer Social Media Guide

Everything you and  
your department  
need to know to go  
Social



# Acknowledgment



**KATIE KOESTER, COMM. & ECON. DEVELOPMENT**



**CHIEF PAINTER, HOMER VOLUNTEER FIRE DEPT.**



**NICK POOLOS, INFORMATION TECHNOLOGY**

The purpose of this guide is to give you the tools and skills you need to represent and promote the City on social media in a professional, responsible and effective manner. Thank you to the Social Media Policy Working Group for their time and energy putting it together.



**JO JOHNSON, OFFICE OF THE CITY CLERK**



**MIKE ILLG, COMMUNITY RECREATION**



**ANN DIXON, HOMER PUBLIC LIBRARY**

Many of the standards and best practices were adapted with permission from the *County of Marin Social Media Playbook*.

# Contents



*Kachemak Bay and the Homer Spit, late summer.*

## **INTRODUCTION**

Why and who should use this guide

## **DEPARTMENT WORK PLAN**

What departments need to think about before launching their own social media site

## **PARTICIPATION GUIDE**

For authorized users

## **FACEBOOK STANDARDS & SUGGESTIONS**

Do's and don't's for setting up a page and helpful tips

## **ACCESSIBILITY GUIDELINES**

How to make your posts accessible to more users

## **RECORDS MANAGEMENT**

## **USER RESPONSIBILITY**

## **NETWORK SECURITY**

## **APPENDIX**

City of Homer Social Media Policy  
City of Homer Links Policy  
Social Media Authorized User Form

# Introduction

This guide will help you engage and interact more effectively online by showing you how to:

- Determine appropriate participation in social media
- Tips and best practices
- Maintain compliance with public records act
- Decide if content needs to be removed

## WHO SHOULD USE THIS GUIDE?

Administrators/users who are **NEW** to social media engagement

Administrators/users who are **ALREADY ENGAGED** in social media who want to take their participation to the next level.

# Things to consider

## WHAT YOUR DEPARTMENT SHOULD CONSIDER BEFORE GOING SOCIAL

If your department is interested in going social, you need written approval from the City Manager. Draft a memo requesting authorization, send it to the City Manager and copy the Public Information Officer.

The memo should address:

- Why does your department needs a social media site instead of relying solely on the City website?
- What social media platform does your department want to use?
- Who on your staff will be responsible for posting, removing content and overall site management (authorized user)?
- How frequently will content be posted?
- What is the name of your social media site?
- Will you allow the public to comment? If so, consider how to handle posts, both positive and negative

All staff members responsible for social media will be offered a training by the Public Information Officer. Before staff can be authorized to be active on social media on behalf of the City, they must sign the social media policy authorized user form (see Appendix)



Highway sign "social media, use internet lane"

# Participation Guide

*The participation guide was adapted with permission from the County of Marin Social Media Playbook, [www.marincounty.org](http://www.marincounty.org).*

## 1. ADD VALUE TO YOUR DEPARTMENT

- Enhance the public’s knowledge of services the City provides.
- Improve communication with the public.
- Further the accomplishments of your department’s mission.
- Encourage civic engagement.
- Strengthen sense of community.
- Increase operating transparency.
- Solve a problem.

## 2. CONSIDER YOUR CONTENT

- As informal as social media sites are meant to be, if they’re on a government domain or government identity, they’re official government communications.
- Posts should use proper grammar and standard style whenever possible, minimizing the use of jargon and acronyms that may not be widely understood by the public.
- If you are uncertain of the accuracy of information, take all steps possible to verify the facts before publishing.

## 3. PROVIDE PROPER REPRESENTATION

- While posting in your role with the City and as part of your designated job responsibilities, you should identify yourself as a City representative.
- Make clear when you are speaking for yourself, and when you are speaking on behalf of the department. Only speak on behalf

of the department when your commentary is based on your department’s explicitly written standards, policies, and practices, or you have received prior permission.

## 4. SHARE LINKS AND SOURCES

- Use links to direct users back to the primary sources (e.g. website) for in-depth information, forms, and related documents or online services designed to facilitate business with the City.
- When you make a reference to a law, regulation, policy, or other website, where possible provide a link or at a minimum, the citation.
- Whether it is citing a source with a link in a blog post, re-tweeting or giving a “shout out,” be sure to credit and thank the original creator.

## 5. PROTECT CONFIDENTIAL INFORMATION

- Ask permission to publish or report on conversations that occur within your department.
- Never post information about policies or plans that have not been finalized unless you have received permission.
- Do not identify a partner or supplier by name or provide information that might be proprietary in nature without their knowledge and/or permission.

## 6. RESPECT YOUR AUDIENCE AND CO-WORKERS

- Respect the privacy of others and carefully consider the discussion of any topics that might be objectionable or inflammatory.

# Participation Guide Cont.

- Do not use your department’s social media presence to communicate among fellow employees.
- Avoid posting information that is privileged or confidential. This includes personnel file information, personally identified medical/health care information, and communications regarding the internal development of departmental decisions or policies, or any of the other categories of information that are described in Homer City Code 2.84.040. If you are uncertain whether information is privileged or confidential, consult your department head for a determination that the information is not privileged or confidential before posting it.

## RESPOND TO YOUR MISTAKES

- Be the first to correct your own mistakes. Timely correction of errors on inaccurate information is essential.
- Once something is posted, it should stay posted. Only spelling errors or grammar fixes can be made without making the change

evident to users. If you choose to modify an earlier post, make it clear that you have done so- do not remove or delete the incorrect content; provide the correct information and apologize for the error. Ways to accomplish this include strike through the error and correct or creating a new post with the correct information, and link to it from the post.

## EXERCISE DISCIPLINE

- Your online activities should not interfere with your job or your responsibility to the public and your co-workers.

## HANDLE INQUIRIES AND NEGATIVE COMMENTS PROMPTLY

- Effective ways to handle negative comments include providing accurate information in the spirit of being helpful, respectfully disagreeing, and acknowledging that it is possible to hold different points of view. Inappropriate content can be removed
- See Response Considerations
- Contact the Public Information Officer with any questions.



*Bright orange seastar on rock at a Homer beach.*

# Facebook Standards & Suggestions

## HOW TO SET UP A FACEBOOK PAGE

- Set the page up as a government page.
- Set the page up to not allow “Friends,” only “Likes.”
- Display the mission of the department or an overview of the program that informs the content and intent of the site.
- Use Facebook authorized apps for page management on mobile devices
- Do not set up a personal profile
- Display the City or department logo prominently on the page

## FACEBOOK BASICS

- Likes are better than views
- Comments are better than likes
- Shares trump everything

## VISUALS ON FACEBOOK

- Pictures are important - Landscapes are great, but faces better
- Tag organizations or politicians in photos to spread pictures to their wall
- Credit photographer if it is not your department or a purchased, stock image
- Try posting a short movie

## POSTS

- Keep it simple
- Keep it brief: 80-120 words. Direct to website for more info
- Think about the value behind each post
- Use tools and planners to make sure you are actively posting

- If a post is time-sensitive, be sure that the dates during which it is effective are included in the post
- Be conversational, personal and authentic
- Use your name, people do not want to connect to a faceless government agency
- Schedule regular posts on a specific topic to help keeping page fresh
- Share links to breaking news about your department
- Post a reaction to a post or press release from another organization instead of just reposting it

## ADDITIONAL RESOURCES

- [Facebook Government Guide](#)
- [www.facebook.com/marketing](http://www.facebook.com/marketing)
- [www.facebook.com/facebooktips](http://www.facebook.com/facebooktips)



*Facebook account on a smartphone and tablet*

# Accessibility Guidelines

In an effort to make the City of Homer social media pages accessible to all individuals, take the steps below to help improve accessibility:

- Provide captions for videos.
- Descriptively title photographs.
- Avoid the use of acronyms.



*Low tide at Homer beach*

# Records Management

All information posted on City of Homer social media sites are subject to the State of Alaska Public Records Act. The City has contracted with an online records retention service, to archive every post or activity on a social media page. In the case of a public records request, the Public Information Officer can search an online database for key words and download relevant posts. The City will also download the information on a regular basis and keep an archive on site. The records retention schedule for social media archives parallels website materials, 3 years. Keep the following things in mind to help compliance with managing records.

- Only share account user name and password with the Public Information Officer, Department Head or his/her designee. (While the number of people who have log in information should be

limited, at least 2 people in the department should have the ability to post in order to ensure continuation of posting.

- Account password shall be promptly reset when an employee is removed as an authorized user.
- Register all changes in account information with the Public Information Officer. He/she will maintain a login file with network, account login, password, registered email address, date established and person who created the account.

# User Responsibility

Sometimes it can seem like a tough balancing act between respecting first amendment rights and ensuring City social media sites that allow public comment maintain their integrity. Content can and should be removed. If you are unsure about whether or not to remove a post, contact the Public Information Officer. See Section 3.2 of the Social Media Policy for more information.

## REASONS TO REMOVE CONTENT

- Random or unintelligible comments
- Information containing ethnic slurs or profanity
- Information that is harassing, violent, or threatening
- Information that is defamatory, fraudulent or discriminatory
- Sexually explicit information
- Information that infringes on intellectual property rights such as copyright or trademark
- Information in support of, or opposition to, a candidacy for public office or ballot measure (exception: ballot measure if authorized by City Council)
- Solicitation of commerce or advertising
- Information violating or promoting the violation of a federal, state or local law.
- Information from children under 13 (users must acknowledge they are over 13 before posting on a City social media site)
- Information that may compromise safety or security of public systems
- Confidential information

## WHEN REMOVING CONTENT

When removing content, notify the user that their post is being removed and document the removal. In many cases a friendly message can be sent to a user asking them to re-post without the specific violation of the Social Media Policy (profane language, for example). Suggested verbiage to include in a message to a user posting inappropriate content is provided below:

“Your post is in violation of the City of Homer Social Media Policy and has been removed. Please refrain from posting inappropriate content in the future. If you do not, we may have to block you from future posts. Thank you for your understanding.”

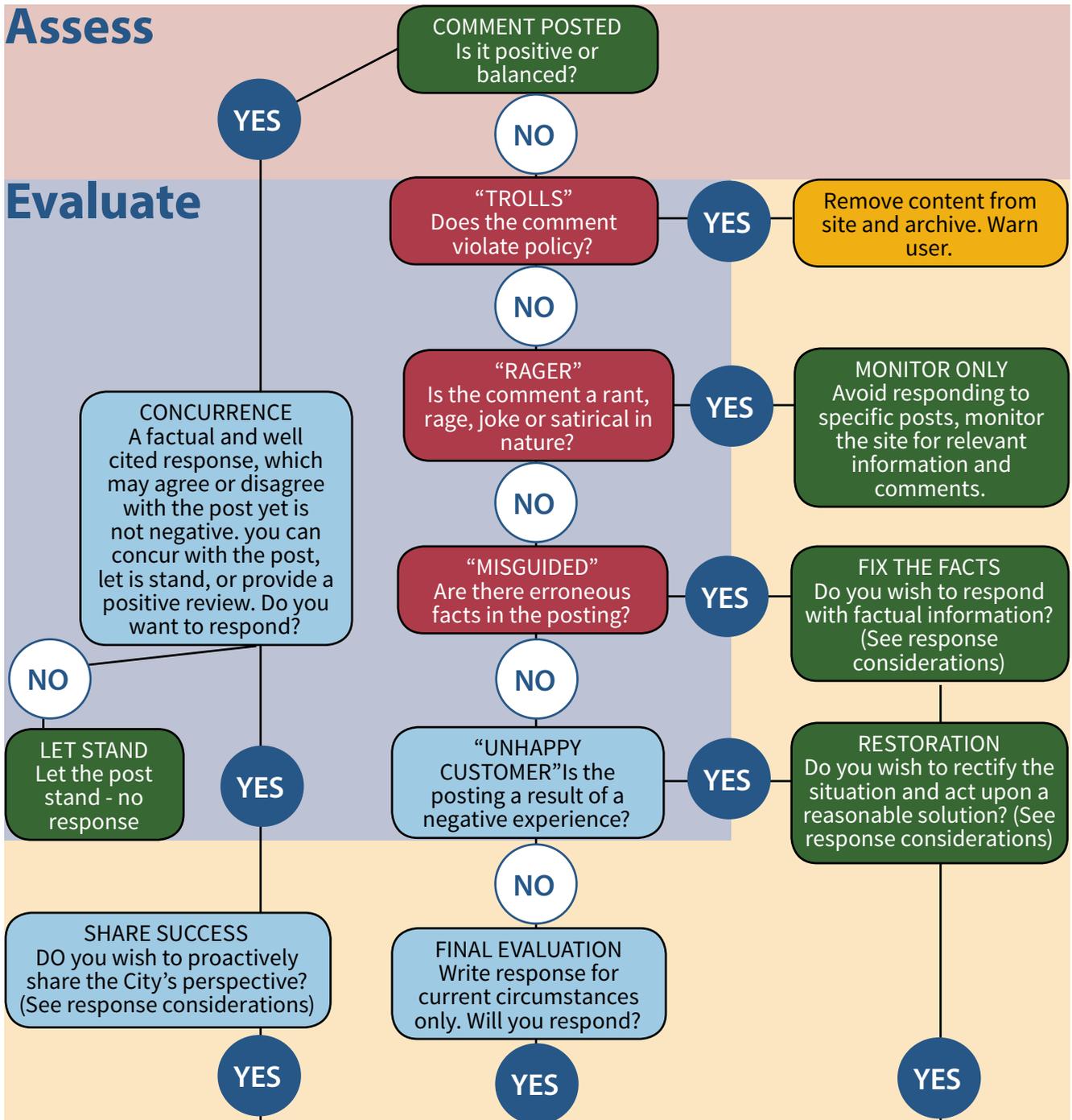
If a user violates the policy more than once and must be blocked, you can send the sample language below. It is always a good idea to include a link to the social media policy.

“Your recent post is in violation of the City of Homer social media policy. As this is a repeat violation, we have to block you from further posts. Thank you for understanding.”

Sometimes it can be difficult to decide when and how to respond to a comment. People feel engaged when a comment is responded to, so an effort should be made to provide meaningful and appropriate response. The decision making chart on the following page can help guide response considerations.

# Assess

# Evaluate



## Response Considerations

- TRANSPARENCY**  
Disclose your City connection
- CITE YOUR SOURCES**  
Provide a link, where possible, when referencing a law, regulation, policy or other website
- RESPECT YOUR TIME**  
Do not spend more time than the response is worth
- STONE**  
Respond in a tone that reflects positively on the City of Homer

Chart courtesy County of Marin Social Media Playbook, p. 29

# Personal Use of Social Media

The City of Homer Social Media Policy contains guidelines for use of social media as an individual. It is important to be aware that although you may be posting on your personal account, you should take special precautions because of your affiliation with the City to ensure that your personal posts are not confused with official City of Homer posts. Take special care to:

- Avoid the appearance that you are representing an official position or policy of the City
- Do not use a City email address, web page or social media site to conduct personal business or promote personal interests
- Do not distribute personal or confidential information
- Do not use your City email address to register for a social media site without prior approval from the Public Information Officer

# Network Security

If you suspect that the security of your department's account has been compromised:

- Call Information Technology
- Change login and password immediately
- Report incident to Public Information Officer
- Work with Public Information Officer to develop a communications strategy
- Acknowledge security breach to followers
- Look for signs of damage and make necessary corrections
- Consider using a
- two step verification process



*Young man on a laptop with code in the foreground.*

# Appendix

City of Homer Social Media Policy

City of Homer Links Policy

Social Media Authorized User Form

## **CITY OF HOMER SOCIAL MEDIA POLICY**

**Section 1. Purpose**

**Section 2. Establishment of Social Media Sites and General Administration Procedures**

**Section 3. Use and Maintenance of City Social Media Sites**

**Section 4. City Creation, Maintenance, and Use of Social Media Sites**

**Section 5. Social Media Use by City Officials and Employees**

**Section 6. Definition**

**Section 1. Introduction and Purpose**

The City of Homer (“City”) will seek opportunities to use social media to serve the interests of the City and its residents. The City will use social media as means to efficiently disseminate information about the City to the public, increase transparency of City operations, provide channels for the public to communicate with City government and expand public involvement in City government

This social media policy governs the creation, administration, and use of social media by the City in conducting the business of City government. The purpose of this policy is to promote and support the effective and constructive use of social media in City government without compromising the integrity or effectiveness of the City government, its officials and employees. To serve this purpose, this policy will provide guidelines ensuring proper use and administration of all City-created and/or operated social media sites.

Definitions of terms used in this social media policy appear in Section 6.

**Section 2. Establishment of Social Media Sites and General Administration Procedures**

1. A City department may establish and use a social media site only with the prior written approval of the City Manager or designee. The City information technology (“IT”) staff shall be responsible for account credentials for City social media sites. The department that establishes a social media site shall be responsible for the design, content, and updating and other administration of the site in accordance with this policy.

2. City social media sites shall expressly state that that they are maintained by the City and that any use or maintenance of the site is subject to this policy and to other City

rules and policies such as the ethics code, personnel rules, computer use policy and equipment use policy. This policy shall be available at the City Clerk's office and, wherever practicable, a link to this policy shall be included on the social media site.

3. Wherever practicable, City social media sites should contain the official City logo, and a link to the City's official website for forms, documents, online services, and other information necessary to conduct business with the City. The City's official website, <http://www.cityofhomer-ak.gov/>, is the City's primary internet presence, and in general information disseminated through social media also should be made available on the official website.

4. The City Manager shall designate a City employee as Public Information Coordinator. The Public Information Coordinator will monitor content on City social media sites to ensure adherence to this policy, other applicable City rules and policies, and the interests and goals of the City.

5. The City reserves the right to remove or restrict access to any content on a City social media site that violates this policy or any applicable law. Refer to Section 4 for further details regarding the removal of content from City social media sites.

6. The City shall make every effort to maintain and govern use of City social media sites in a consistent manner.

7. All City social media sites and the administration, use, and maintenance of these sites shall comply with all applicable federal and state laws as well as City laws, policies, and procedures. Such laws, policies and procedures include without limitation those concerning the unauthorized use of copyrighted material, protection of individual privacy, publication of defamatory statements and the prohibition of threatening or harassing communications.

8. City social media sites are subject to the State of Alaska Public Records Act (AS 40.25.100 – 40.25.295). As a result, any information posted on City social media sites, including but not limited to subscriber's lists, posted communications, correspondence between posters and City staff, and communications submitted for posting, may be a public record subject to public disclosure.

9. Information posted on a City social media site is subject to management and retention in the same manner as other City records. The City Clerk shall cause information posted on a City social media site to be inventoried, stored and destroyed in the same manner and at the same time as if the information was maintained in written, printed or photographic form.

10. The following constitutes the policies and procedures for official City of Homer social media sites as currently approved by the City Manager. The City of Homer reserves the right to change these policies and procedures at any time without prior notice.

### **Section 3. Use and Maintenance of City Social Media Sites**

#### **General Use of Social Media Sites**

1. Identification of Social Media Site Content and Disclaimer
  - A. Each City social media site shall identify itself clearly as a site operated, maintained and controlled by the City of Homer.
  - B. Each City social media site shall clearly identify content on the site as being supplied either by the City or by a non-City source (such as a comment posted by a member of the public).
  - C. Each City social media site shall contain a disclaimer to the effect that content identified as non-City content states only the opinion of its source, does not state the opinion or policy of the City, and is not approved or endorsed by the City.
  - D. Each City social media site shall state that all content on the site is subject to the requirements of this policy, and that the City may remove from the site content which violates the requirements of this policy. Each City social media site shall prominently display a hyperlink to this policy.
  - E. Each City social media site shall state that any photograph posted on the site that includes the identifiable picture of a person may be removed by the City at the request of that person (of if the person is a minor, the person's parent or guardian).

2. Information containing any of the following inappropriate forms of content shall not be permitted on City social media sites and is subject to removal and/or restriction without notice by the Public Information Coordinator:

- A. Information not related to the functions of the department that maintains the site, or to the original topic of a posting on the site, including random or unintelligible comments;
- B. Information, including photographs and other images, containing ethnic slurs or profanity; material or comments that are harassing, violent, threatening to any person, entity or property, defamatory, fraudulent, discriminatory or sexually explicit;
- C. Information that infringes on copyright, trademark, intellectual or any other property right or violates any other legal ownership interest in property;
- D. Information in support of, or in opposition to, the candidacy of any person for public office, and information in support of, or in opposition to, any ballot measure (except as authorized by the City Council in accordance with AS 15.13.145);
- E. Solicitation of commerce, including but not limited to advertising of any business or product for sale, but this does restrict information regarding the rendering of services for the City by City contractors;
- F. Information promoting the violation or directly violating any federal, state or local law;
- G. Information from children under 13 years old in accordance with the Children’s Online Privacy Protection Act. Users acknowledge and attest that they are over that they are at least 13 years old by posting on a City social media site;
- H. Information that may tend to compromise the safety or security of the public or public systems; and
- I. Information subject to a legal privilege of confidentiality that is posted without the consent of all persons who may assert the privilege.

3. All information posted to any City social media site must comply with and is bound by the laws and statements of rights and responsibilities imposed by the entity operating the social medium. The City reserves the right to report any violation of the social medium entity's policies, rules of use, or statements of rights and responsibilities to that entity.

4. Any information posted by a member of the public on any City social media site reflects the opinion of the commentator or poster only and publication of information does not imply endorsement of, or agreement by, the City, nor does such information necessarily reflect the opinions or policies of the City.

5. The City reserves the right to deny or limit access to City social media sites for any individual who violates this policy. If the City finds that this policy has been violated, the City may deny or limit the violating user's access at any time and without prior notice.

6. The City may discontinue the operation of a City social media site, or public access to a City social media site, at any time when the City Manager determines that continued operation of, or public access to, the site is not in the best interest of the City. When The City discontinues operation of a City social media site the City shall terminate internet access to the site, and archive its content as required by the City's records retention policy.

#### **Section 4. City Creation, Maintenance, and Use of Social Media Sites**

In addition to the general terms of use in Section 4 of this policy,

1. Commencing upon the adoption of this policy, no City department may establish or use or terminate a social media site, identity, profile, page or account without the prior written approval of the City Manager.

2. All information posted on a City social media site by a City officer or employee shall comply with this policy. No City officer or employee may post information on a City social media site before signing a statement that the officer or employee has read and will comply with this policy. A copy of each such statement shall be maintained on file by the Personnel Director.

3. City employees, representatives, agents, and all individuals acting on the City's behalf shall not use City social media sites for any communications or postings that are not directly related to a City business purpose.

4. Employees of the City must adhere to the City’s Personnel Policies when responding to or posting content on the City’s social media site(s), including policies related to discrimination or harassment, media relations, and computer use. In addition to complying with this Social Media Policy, including its terms regarding inappropriate forms of content, City employees must not post non-public or confidential information such as information related to co-workers, personnel data, medical information, or claims or lawsuits against the City. If there are questions about what is considered confidential, employees should check with the Human Resources Department.

### **Section 5. Social Media Use by City Officials and Employees**

1. In using social media as an individual, a City official or employee shall use reasonable care to avoid the appearance that the official or employee is representing the official position or policy of the City.

2. No City official or employee may use a City email address, web page or social media site to conduct the official’s or employee’s personal business or to promote the official’s or employee’s personal interests.

3. In all communications on social media regarding City business, City officers and employees shall comply with rules restricting the dissemination of information in City records that is privileged or confidential.

4. City officers and employees may not use a City email address to register for social media sites other than for use in City business without the prior approval of the Public Information Coordinator.

### **Section 6. Definitions**

In this policy:

“Blog” means a web-based forum with regular entries of commentary, descriptions of events, or other materials where the blog host posts material on the website, and others may provide comments.

“City Manager” means the City Manager or designee.

“City Social Media Sites” means all social media sites as defined in this policy that are created, maintained, or operated by or on behalf of a City department, City social media sites do not include sites created and operated by individuals in their private capacity.

“Cloud Computing” means the use of applications hosted across the internet by an independent service provider. An example of cloud computing is a Google Doc, in which the

word processing program is accessible through a web browser and the content in the document resides in Google's servers.

“Department” means a unit of City government under the supervision of the City Manager, the Mayor or City Council, any City commission or board.

“Mashup” means a web-based presentation of information that combines data and/or functionality from multiple sources. For example, a mashup would be a Google map showing average housing prices drawn from a City assessor's online database.

“Photo Sharing Sites” means websites which allow users to post and share digital photographs. These sites typically allow commenting and meta-data to be attached to photographs.

“Public Information Coordinator” means a member of City staff designated to monitor the content of all City social media sites, or that person's authorized designee.

“RSS Feed” means a web content format which, when used with an RSS aggregator, alerts users to new or exciting content on a website. They enable users to avoid the conventional methods of browsing or searching for information on websites. Once users subscribe to an RSS feed, they can gather material from websites of their choosing.

“Social Media” or “Web 2.0” means the collection of web tools that facilitate collaboration and data sharing. Web-based communities and hosted services include social-networking sites (e.g., Facebook, Twitter, LinkedIn), video and photo sharing sites (i.e. Instagram), wikis, blogs, virtual worlds, and all other emerging technologies that are used to communicate or share information with others electronically.

“Video Sharing Sites” means websites where users post video they have taken and others may view or comment on these videos once posted. Video sharing sites generally allow users to post and share digital photographs. These sites also permit viewers to integrate or display others' videos on their own sites.

“Wiki” means a collection of web pages that encourages users to contribute or modify the content. By using a simple web interface, a community can collaborate on developing a document or web page, no matter where they're located.

## **CITY OF HOMER EXTERNAL WEB LINKS POLICY**

### **1. General**

The City of Homer website is a tool to provide convenient public access to information related to City government. At times it serves the City's interest to include links on the City of Homer website to websites belonging to other organizations. The following constitutes the policies and procedures for links posted on official City of Homer website as currently approved by the City Manager. The City of Homer reserves the right to change these policies and procedures at any time without prior notice.

### **2. Purposes**

The City of Homer may include external web links on the City website hosted by the Information Technology Department in accordance with the best interest of the City government, and state and federal law. The purpose of this policy is to establish guidelines to determine which web links may be added to the City of Homer website.

### **3. Responsibility**

- a. Department directors shall ensure that their department staff follows the procedure set forth in this policy.
- b. The Public Information Coordinator may review links on the City of Homer website to websites belonging to other organizations and remove such links that are not consistent with this policy.
- c. Human Resources shall maintain this policy.

### **4. Policy**

- a. Any posting, publication or display on any City website hosted by the Information Technology Department of a web link to any non-City website must be limited to websites that:
  1. primarily provide information regarding City services, public recreational activities, or services for City employees; or primarily promote economic development and/or commerce in the City; or
  2. describe or refer to private sector goods and services that the head of the department that posts the link finds provide significant support to the department's mission, such as, in the case of the Parks and Recreation Department, privately operated classes and sports events.

3. are owned, maintained, and supported by a federal, state, or municipal government entity; or
  4. are temporarily displayed by designation of the City Manager to benefit the health and welfare of City residents when a natural disaster or other public emergency has occurred, or threatens to occur; or
  5. are provided through the library's website, and selected to facilitate research, learning and recreation pursuits.
- b. Any web link on any City of Homer website to any non-City website must display a disclaimer containing the following text before directing the user to the non-City website:

*You are exiting the City of Homer Web Server.*

*Thank you for visiting.*

*Please note: The link you have selected is located on another server. The City of Homer has no control over the content posted on any linked external website and these sites may have separate terms of use and privacy policies. The City of Homer does not endorse this website, its sponsor, or any of the policies, activities, products, or services offered on the site or by any advertiser on the site.*

## **5. Definitions**

- a. External website – A website that is owned, maintained, and/or supported by an organization other than the City of Homer Information Technology Department or its contractor.
- b. City website – A website that is owned by the City of Homer and maintained, and supported by the Information Technology Department.
- c. Web link – A hyperlink that displays a new web page in the web browser window.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Human Resources

491 East Pioneer Avenue  
Homer, Alaska 99603

[personnel@cityofhomer-ak.gov](mailto:personnel@cityofhomer-ak.gov)

(p) 907-235-8121 x2225

(f) 907-235-3148

## Social Media Policy Authorized User Form

I have received a copy, read and understand the  
City of Homer Social Media Policy  
approved by City Council Resolution 15-XX  
on April 27, 2015

Employee: \_\_\_\_\_

Printed Name

Username(s): \_\_\_\_\_

Employee: \_\_\_\_\_

Signature

Date: \_\_\_\_\_

c: Personnel File



**CITY OF HOMER  
HOMER, ALASKA**

City Manager

**RESOLUTION 15-026**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
ADOPTING CITY OF HOMER WEBSITE TERMS AND CONDITIONS.

WHEREAS, The City of Homer website is a tool to provide convenient public access to information related to City government; and

WHEREAS, It is in the best interest of the City to provide staff with clear terms and conditions for use of the official website; and

WHEREAS, A working group consisting of the Community and Economic Development Coordinator, Fire Chief, IT Manager, City Clerk, Community Schools Coordinator, Library Director and City Attorney held meetings to discuss and draft the City of Homer Website Terms and Conditions; and

WHEREAS, The City of Homer Website Terms and Conditions establishes guidelines on advertising, copyright, and records retention.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby adopts the City of Homer Website Terms and Conditions.

PASSED AND ADOPTED by the Homer City Council this 27<sup>th</sup> day of April, 2015.

CITY OF HOMER

\_\_\_\_\_  
MARY E. WYTHE, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

Fiscal Note: N/A





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

### Memorandum 15-052

TO: Mayor Wythe and Homer City Council  
FROM: Katie Koester, City Manager  
DATE: April 22, 2015  
SUBJECT: Communications Enhancements: Social Media Policy, Website Terms and Conditions, Links Policy and Website Upgrades.

---

The purpose of this memo is to provide background for Ordinance 15-12 and Resolutions 15-025, 15-026, and 15-027.

A number of departments have been asking to use social media for outreach and communication with the public (some departments, like the Library, already have an active social media presence). Though social media use is prevalent in the private sector and personal use, government has approached it with trepidation while issues like how to maintain public records and the balancing act of preventing the posting of inappropriate content without infringing on people's rights are sorted out. Nevertheless, social media is here to stay and there are many advantages to using this medium to outreach to the public. Many Alaskan municipalities already have had great success with Social Media and were consulted in the drafting of the City of Homer Social Media Policy.

Under the direction of City Manager Wrede, a working group consisting of the Community and Economic Development Coordinator, City Clerk, Community Schools Coordinator, IT Manager, Library Director, and Fire Chief with input from City Attorney Klinkner had a number of meetings to work through drafting a social media policy. Through the task of tackling social media, it became evident that City staff needed clear guidelines on website content and links and long overdue upgrades to expand the capacity of how city staff communicates with the public. This spurred the drafting of a website terms and conditions, links policy, and budget request for updates to the website.

#### **Social Media Policy**

The Social Media Policy was based on the Fairbanks North Star Borough policy with many revisions to adapt it to the City of Homer. It is the intent of the City to use the website as the main internet presence of the City and have social media sites drive traffic to the website whenever possible. The policy requires that departments get approval of the City Manager when opening a new social media site. Although each department will be responsible for their own social media page, including posting and removing any inappropriate posts, the Public Information Coordinator in the City Manager's office will be responsible for monitoring

content on the social media sites, posting content for the City of Homer main site, and providing training and guidance to staff on social media use.

Public Information Coordinator responsibilities will be included in the position that fills the community and economic development coordinator position.

The social media policy requires the City to treat social media like any other public record. There are firms that archive social media content for municipalities for a monthly charge. One company, Smarsh, charges \$80/month for 5 accounts and all posts can be searched at any time by the authorized user. The policy further outlines the parameters of official City of Homer social media sites including use of the logo, photos, etc. To help staff in managing a public social media site, the working group drafted a Social Media Guide based on the County of Marin Social Media Playbook. The guidebook includes a decision making tree that helps employees decipher when to respond, ignore, or remove content.

### **Website Terms and Conditions**

The Website Terms and Conditions incorporate overdue sidebars and disclaimers on the City website. It outlines that the City website cannot have paid advertising (with the exception of promoting community wide events and the community recreation catalog). The policy specifies that the website is subject to the public records retention act and adds a disclaimer for accuracy/timeliness of information.

### **Links Policy**

The Links Policy applies to any links on City of Homer websites or social media. The links policy clarifies the parameters for linking to a non-City website and adds a disclaimer that will pop up when a user clicks on a link.

### **Website Upgrades**

The City of Homer website has not been updated since 2010. Since then there have been many changes, including the exponential use of mobile devices, software that allows more functions on the website, and a 'refreshed' City of Homer logo. As of last week, Google gives search engine preference to sites that are mobile friendly, so this will also help drive traffic to the City's site. The \$8,500 budget request updates the City of Homer website to make it mobile friendly, updates the Drupal software that runs the site and provides a graphic refresh, including incorporating the City of Homer logo. The website will look and navigate substantially similar to how it does now. The City has received positive feedback on the website, it will be easier to use and has more functions. In conjunction with the updates, training will be offered to staff in the software updates and the guidelines of the website terms and conditions and links policy.

Enc:

City of Homer Social Media Guide

## **City of Homer Website Terms and Conditions**

The following constitutes the policies and procedures for the City of Homer Website as currently approved by the City Manager. The City of Homer reserves the right to change these policies and procedures at any time without prior notice. The following is not intended and should not be interpreted as a contract of any nature, either stated or implied.

### **ADVERTISING**

The City of Homer Website will contain no paid advertising. Except for the following, the City of Homer Website will contain no other content promoting the sale of private sector goods or services: (i) the main web page may include temporary announcements of events that contribute significantly to the community image and economy, such as the Shorebird Festival; and (ii) departmental web pages may include content describing or referring to private sector goods and services that the department head finds provide significant support to the department's mission, such as, in the case of the Parks and Recreation Department, privately operated classes and sports events.

### **COPYRIGHTS**

The purpose of the City of Homer's Internet presence is to share information and to enable wide connectivity to City functions in order to improve service to the public. Therefore, we encourage the sharing and dissemination of information found on our site. However, City of Homer does retain copyright on its Website design elements, including but not limited to, graphic images, logos, trademarks, photographs and web code.

### **DISCLAIMER**

Although every effort has been made to provide accurate and timely information on the City Website, the City of Homer provides this information on an "as is" basis, and without warranty as to accuracy, adequacy, completeness, legality, reliability or fitness for any particular use or purpose. Information on the City's Website is updated and corrected as City resources are available to do so, at any time and without notice. The City of Homer assumes no liability for any errors, omissions, or inaccuracies in information provided regardless of its source, or for any act or omission in reliance upon any information or data furnished herein. If you find any errors or omissions, please report them to the responsible department or to the Webmaster.

### **EXTERNAL LINKS**

See Link Policy.

## RECORDS RETENTION

The City of Homer retains content that appeared on its Website in accordance with the City's records retention policy, generally for a period of three years following its removal or alteration. Persons desiring to inspect content that formerly appeared on the City's Website should submit a public records request to the City Manager.

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager

4 **RESOLUTION 15-027**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 ADOPTING AN EXTERNAL WEB LINKS POLICY.

8  
9 WHEREAS, The City of Homer website is a tool to provide convenient public access to  
10 information related to City government; and

11  
12 WHEREAS, At times it serves the City's interest to include links on the City of Homer  
13 website to websites belonging to other organizations; and

14  
15 WHEREAS, A working group consisting of the Community and Economic Development  
16 Coordinator, Fire Chief, IT Manager, City Clerk, Community Schools Coordinator, Library  
17 Director and City Attorney held many meetings to discuss and draft the City of Homer  
18 External Web Links Policy; and

19  
20 WHEREAS, It is beneficial for the staff and the City to have clear guidelines regarding  
21 what links are appropriate to post on an official City of Homer website.

22  
23 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby adopts the  
24 City of Homer External Links Policy.

25  
26 PASSED AND ADOPTED by the Homer City Council this 27<sup>th</sup> day of April, 2015.

27  
28 CITY OF HOMER

29  
30  
31 \_\_\_\_\_  
32 MARY E. WYTHE, MAYOR

33 ATTEST:

34  
35  
36 \_\_\_\_\_  
37 JO JOHNSON, MMC, CITY CLERK

38  
39 Fiscal Note: N/A





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

### Memorandum 15-052

TO: Mayor Wythe and Homer City Council  
FROM: Katie Koester, City Manager  
DATE: April 22, 2015  
SUBJECT: Communications Enhancements: Social Media Policy, Website Terms and Conditions, Links Policy and Website Upgrades.

---

The purpose of this memo is to provide background for Ordinance 15-12 and Resolutions 15-025, 15-026, and 15-027.

A number of departments have been asking to use social media for outreach and communication with the public (some departments, like the Library, already have an active social media presence). Though social media use is prevalent in the private sector and personal use, government has approached it with trepidation while issues like how to maintain public records and the balancing act of preventing the posting of inappropriate content without infringing on people's rights are sorted out. Nevertheless, social media is here to stay and there are many advantages to using this medium to outreach to the public. Many Alaskan municipalities already have had great success with Social Media and were consulted in the drafting of the City of Homer Social Media Policy.

Under the direction of City Manager Wrede, a working group consisting of the Community and Economic Development Coordinator, City Clerk, Community Schools Coordinator, IT Manager, Library Director, and Fire Chief with input from City Attorney Klinkner had a number of meetings to work through drafting a social media policy. Through the task of tackling social media, it became evident that City staff needed clear guidelines on website content and links and long overdue upgrades to expand the capacity of how city staff communicates with the public. This spurred the drafting of a website terms and conditions, links policy, and budget request for updates to the website.

#### **Social Media Policy**

The Social Media Policy was based on the Fairbanks North Star Borough policy with many revisions to adapt it to the City of Homer. It is the intent of the City to use the website as the main internet presence of the City and have social media sites drive traffic to the website whenever possible. The policy requires that departments get approval of the City Manager when opening a new social media site. Although each department will be responsible for their own social media page, including posting and removing any inappropriate posts, the Public Information Coordinator in the City Manager's office will be responsible for monitoring

content on the social media sites, posting content for the City of Homer main site, and providing training and guidance to staff on social media use.

Public Information Coordinator responsibilities will be included in the position that fills the community and economic development coordinator position.

The social media policy requires the City to treat social media like any other public record. There are firms that archive social media content for municipalities for a monthly charge. One company, Smarsh, charges \$80/month for 5 accounts and all posts can be searched at any time by the authorized user. The policy further outlines the parameters of official City of Homer social media sites including use of the logo, photos, etc. To help staff in managing a public social media site, the working group drafted a Social Media Guide based on the County of Marin Social Media Playbook. The guidebook includes a decision making tree that helps employees decipher when to respond, ignore, or remove content.

### **Website Terms and Conditions**

The Website Terms and Conditions incorporate overdue sidebars and disclaimers on the City website. It outlines that the City website cannot have paid advertising (with the exception of promoting community wide events and the community recreation catalog). The policy specifies that the website is subject to the public records retention act and adds a disclaimer for accuracy/timeliness of information.

### **Links Policy**

The Links Policy applies to any links on City of Homer websites or social media. The links policy clarifies the parameters for linking to a non-City website and adds a disclaimer that will pop up when a user clicks on a link.

### **Website Upgrades**

The City of Homer website has not been updated since 2010. Since then there have been many changes, including the exponential use of mobile devices, software that allows more functions on the website, and a 'refreshed' City of Homer logo. As of last week, Google gives search engine preference to sites that are mobile friendly, so this will also help drive traffic to the City's site. The \$8,500 budget request updates the City of Homer website to make it mobile friendly, updates the Drupal software that runs the site and provides a graphic refresh, including incorporating the City of Homer logo. The website will look and navigate substantially similar to how it does now. The City has received positive feedback on the website, it will be easier to use and has more functions. In conjunction with the updates, training will be offered to staff in the software updates and the guidelines of the website terms and conditions and links policy.

Enc:

City of Homer Social Media Guide

## **CITY OF HOMER EXTERNAL WEB LINKS POLICY**

### **1. General**

The City of Homer website is a tool to provide convenient public access to information related to City government. At times it serves the City's interest to include links on the City of Homer website to websites belonging to other organizations. The following constitutes the policies and procedures for links posted on official City of Homer website as currently approved by the City Manager. The City of Homer reserves the right to change these policies and procedures at any time without prior notice.

### **2. Purposes**

The City of Homer may include external web links on the City website hosted by the Information Technology Department in accordance with the best interest of the City government, and state and federal law. The purpose of this policy is to establish guidelines to determine which web links may be added to the City of Homer website.

### **3. Responsibility**

- a. Department directors shall ensure that their department staff follows the procedure set forth in this policy.
- b. The Public Information Coordinator may review links on the City of Homer website to websites belonging to other organizations and remove such links that are not consistent with this policy.
- c. Human Resources shall maintain this policy.

### **4. Policy**

- a. Any posting, publication or display on any City website hosted by the Information Technology Department of a web link to any non-City website must be limited to websites that:
  1. primarily provide information regarding City services, public recreational activities, or services for City employees; or primarily promote economic development and/or commerce in the City; or
  2. describe or refer to private sector goods and services that the head of the department that posts the link finds provide significant support to the department's mission, such as, in the case of the Parks and Recreation Department, privately operated classes and sports events.

3. are owned, maintained, and supported by a federal, state, or municipal government entity; or
  4. are temporarily displayed by designation of the City Manager to benefit the health and welfare of City residents when a natural disaster or other public emergency has occurred, or threatens to occur; or
  5. are provided through the library's website, and selected to facilitate research, learning and recreation pursuits.
- b. Any web link on any City of Homer website to any non-City website must display a disclaimer containing the following text before directing the user to the non-City website:

*You are exiting the City of Homer Web Server.  
Thank you for visiting.*

*Please note: The link you have selected is located on another server. The City of Homer has no control over the content posted on any linked external website and these sites may have separate terms of use and privacy policies. The City of Homer does not endorse this website, its sponsor, or any of the policies, activities, products, or services offered on the site or by any advertiser on the site.*

## **5. Definitions**

- a. External website – A website that is owned, maintained, and/or supported by an organization other than the City of Homer Information Technology Department or its contractor.
- b. City website – A website that is owned by the City of Homer and maintained, and supported by the Information Technology Department.
- c. Web link – A hyperlink that displays a new web page in the web browser window.

1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager/  
4 Public Works Director

5 **RESOLUTION 15-028**

6  
7 A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING A  
8 LETTER OF UNDERSTANDING BETWEEN THE CITY AND THE  
9 PRATT MUSEUM FOR THE DESIGN AND FABRICATION OF  
10 INTERPRETIVE SIGNAGE FOR THE HOMER SPIT TRAILS  
11 PROJECTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE  
12 THE APPROPRIATE DOCUMENTS.

13  
14 WHEREAS, The Deep Water Dock, Coal Point, and the Spit Trail projects included  
15 provisions for the installation of interpretive signing; and

16  
17 WHEREAS, Public Works facilitated a work session with various local, state, and federal  
18 agencies (and individuals) interested in planning for these signs, and

19  
20 WHEREAS, The Pratt Museum was determined to be most qualified and in the best  
21 position to complete the final design and fabrication of the nine interpretive signs (with  
22 support from the group); and

23  
24 WHEREAS, A letter of understanding that would authorize a partnership between the  
25 City and the Pratt Museum regarding the design and fabrication of the signage has been  
26 prepared by Public Works (See Memorandum 15-053 from Public Works); and

27  
28 WHEREAS, Budgets for these projects have sufficient funds to prepare and install the  
29 signs as envisioned in the letter of understanding; and

30  
31 WHEREAS, This approval is not final until written notification is received by the Pratt  
32 Museum from the City of Homer.

33  
34 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves  
35 the Letter of Understanding between the City and the Pratt Museum for the design and  
36 fabrication of nine interpretive signs and authorizes the City Manager to execute the  
37 appropriate documents.

38  
39 PASSED AND ADOPTED by the Homer City Council this 27<sup>th</sup> day of April, 2015.  
40  
41  
42

43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55

CITY OF HOMER

\_\_\_\_\_  
MARY E. WYTHE, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Acct. No. 415-0928, Deep Water Dock Trail Project – Cruise Ship Head Tax \$25,200.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Public Works

3575 Heath Street  
Homer, AK 99603

[publicworks@cityofhomer-ak.gov](mailto:publicworks@cityofhomer-ak.gov)

(p) 907-235-3170

(f) 907-235-3145

## Memorandum 15-053

TO: Mary K. Koester, City Manager  
FROM: Carey Meyer, Public Works Director  
DATE: April 22, 2015  
SUBJECT: **Approval – Letter of Understanding with Pratt Museum  
Interpretive Sign Design and Fabrication  
Deep Water Dock/Spit Trail Project**

---

The Deep Water Dock, Coal Point, and the Spit Trail project included provisions for the installation of interpretive signing. Public Works facilitated a work session with various local, state and federal agencies (and individuals) interested in planning for these signs.

Attached are the overall signage themes and subthemes developed by the group. Also attached is a map showing the preferred location of signage prepared by Public Works.

The consensus was that the Pratt Museum was most qualified and in the best position to complete the final design and fabrication of the nine interpretive signs (with support from the group).

Attached is the letter of understanding prepared by Public Works that would authorize a partnership between the City and the Pratt Museum regarding the design and fabrication of the signage.

The budgets for these projects have sufficient funds to prepare and install the signs as envisioned in the letter of understanding. Public Works would install the signs this summer.

**Recommendation:** The City Council, by resolution, authorize the City Manager or their designee to execute a Letter of Understanding between the City and the Pratt Museum regarding the design and fabrication of interpretive signage for the Spit Trails projects.



## Homer Spit/Deep Water Dock Trails - Interpretive Signage

### Overall Theme:

Homer's Harbor isn't simply a tourist destination, it's a dynamic place with extreme tides, hosting a fleet of commercial and charter boats, birds and marine mammals, and links the end of the road to the marine highway and sea.

### Subthemes:

Tides: Floating docks ride the tides, so the angle of the ramp that takes you down to the harbor may be very different on your trip back up.

- Potential location: Ramp 5, 1 or Steel Grid

History of the Harbor: This harbor has been shaped by humans and nature.

- The 1964 Earthquake dramatically reshaped the Spit, dropping its elevation by 7 feet.
- Humans (Corps of Engineers) have shaped and re-shaped the harbor through different eras of dredging.
- In 1899, the Cook Inlet Coal Fields Company laid a railroad track along the spit, connecting the docks to the coal fields along Kachemak Bay.
- *People that have been important to Homer's history in relation to the harbor – is there an individual or individual who was key with a story that needs to be told?*

Working Harbor: This working harbor shelters a diverse fleet from commercial fishing to charter boats.

- There are # different boat types used in commercial fishing and they reveal the rich marine resources that come through Homer's harbor.
- Part of Homer's work includes play, and this harbor shelters #personal and #charter boats to connect people to Kachemak Bay and Cook Inlet.

End of the Road: The spit and harbor connect the end of the road to the marine highway, Kachemak Bay, and the sea beyond.

- Homer is the end of the road, and the beginning of the marine highway, spanning ## to Seldovia/Kodiak/Dutch.
- The Homer Spit is the exposed part of an underwater moraine for a tidewater glacier, formed approximately 16,500 years ago.

Wildlife: The sheltered waters of the harbor are a great place to spot wildlife including marine mammals and birds.

*Look at existing panels and decide to replace or augment? What species/time of year is most important to tell about?*

- Many different species of birds are seen regularly in the harbor. (Seabirds, Shorebirds, Waterfowl)
  - Marine mammals may be seen loafing or feeding in the harbor (Otters, Seals)
- Kachemak Bay is a critical habitat area for a wide variety of marine wildlife





# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Public Works

3575 Heath Street  
Homer, AK 99603

[publicworks@cityofhomer-ak.gov](mailto:publicworks@cityofhomer-ak.gov)

(p) 907- 235-3170

(f) 907-235-3145

April 23, 2015

Pratt Museum  
3779 Bartlett Avenue  
Homer, Alaska 99603

**RE: Letter of Understanding  
Homer Spit/Deep Water Dock Trail Interpretive Sign Design**

Ms. Converse;

The intention of this letter is to document the partnership between the City of Homer and the Pratt Museum regarding the design and fabrication of nine interpretive signs for placement along the trails recently constructed on the Homer Spit. Attached is a map showing the proposed location of the nine interpretive signs.

The City will provide funding for the sign panel design and fabrication from trail construction grant funding (Cruise Ship Passenger Head Tax funds). The Public Works Department will be the single point of contact regarding the necessary coordination for this effort (Carey Meyer – 399-7232). The City has provided an overall theme and five sub themes that shall guide the design of the signage (see attached). The City will make payment on a monthly basis, based on percent completion. City will be responsible for sign installation.

The Pratt Museum will coordinate the design and panel fabrication. The estimated cost of the design and fabrication work is \$25,200. The scope of work includes design, fabrication, proofs, and shipping of sign panels (\$19,800); project management (\$1,800); and incorporation of interactives and/or alternate media components to be determined (\$3,600).

The completion goal is August 15, the Pratt and City will work together on any changes to the timeline.

Yours Very Truly;

**CITY OF HOMER**

**PRATT MUSEUM**

Carey S. Meyer, P.E., MPA  
Public Works Director

Diane Converse, EdD  
Museum Director/CEO





Proposed Interpretive Sign



Proposed Cruise Ship Improvements (Passenger Staging Area, Guard Shack/Restrooms)

Coal Point Trail and Entrance Erosion Control

Spit Trail Improvements

End of the Road Park Improvements (Parking and Restrooms)

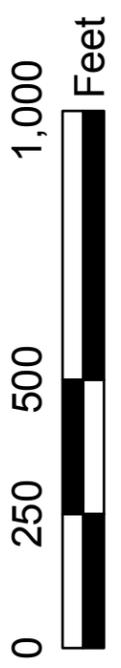
Proposed Dock Water Dock Trail

Spit Trail Improvements

**Legend**

	Existing Overlook
	Proposed Small Overlook
	Proposed Large Overlook
	Proposed "Gateway Area" Landscaping
	Proposed Restroom
	Proposed Bus Loading/Unloading Facility

City of Homer  
Spit Improvements 2013





1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 City Manager/  
4 Public Works Director

5 **RESOLUTION 15-029**

6  
7 A RESOLUTION OF THE HOMER CITY COUNCIL AWARDING THE  
8 CONTRACT FOR THE OLD HARBORMASTER'S BUILDING  
9 HAZARDOUS MATERIAL SURVEY TO THE FIRM OF SATORI GROUP,  
10 INC. OF ANCHORAGE, ALASKA, IN THE AMOUNT OF \$3,400 AND  
11 AUTHORIZING THE CITY MANAGER TO EXECUTE THE  
12 APPROPRIATE DOCUMENTS.

13  
14 WHEREAS, The City Council authorized in the 2015 budget an expenditure of \$20,000  
15 to remove the old harbormaster's building; and

16  
17 WHEREAS, Before the City can prepare demolition plan bid documents, Public Works  
18 needs to determine what hazardous materials may be present in the building (i.e. – asbestos,  
19 lead based paint, PCBs, etc.); and

20  
21 WHEREAS, In accordance with the Procurement Policy, quotes were solicited from  
22 three qualified firms; and

23  
24 WHEREAS, Quotes were due on March 24, 2015 and two were received (see  
25 Memorandum 15-054); and

26  
27 WHEREAS, Quotes were compared and the firm of Satori Group, Inc. was determined  
28 to be the low responsive bidder and was found to be qualified to complete the work; and

29  
30 WHEREAS, This award is not final until written notification is received by Satori Group,  
31 Inc. from the City of Homer.

32  
33 NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, approves  
34 the contract award for the completion of a hazardous material survey for the old  
35 Harbormaster's building to the firm of Satori Group, Inc. of Anchorage, Alaska, in the amount  
36 of \$3,400 and authorizes the City Manager to execute the appropriate documents.

37  
38 PASSED AND ADOPTED by the Homer City Council this 27<sup>th</sup> day of April, 2015.  
39  
40  
41  
42

43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55

CITY OF HOMER

\_\_\_\_\_  
MARY E. WYTHE, MAYOR

ATTEST:

\_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Acct. No. 456-0380, \$3,400 from 2015 Capital Budget.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Public Works

3575 Heath Street  
Homer, AK 99603

[publicworks@cityofhomer-ak.gov](mailto:publicworks@cityofhomer-ak.gov)

(p) 907- 235-3170

(f) 907-235-3145

## Memorandum 15-054

TO: Mary K. Koester, City Manager  
FROM: Carey Meyer, Public Works Director  
DATE: April 22, 2015  
SUBJECT: **Award of Contract  
Old Harbormaster's Building – Hazardous Material Survey**

---

The City Council authorized in the 2015 budget an expenditure of \$20,000 to remove the old harbormaster's building.

Before we can prepare demolition plan bid documents, we need to determine what (if any) hazardous materials may be present in the building (i.e. – asbestos, lead based paint, PCBs, etc.). Public Works has solicited quotes from three firms. Two firms responded:

Stantec	Anchorage	\$5,000
White Environmental	Anchorage	No quote received
Santori Group Inc.	Anchorage	\$3,400

Public Works has experience with each of these firms and all have provided satisfactory work.

**Recommendation:** The City Council Award the Old Harbormaster's Building hazardous material survey to Santori Group Inc. of Anchorage, Alaska, in the amount of \$3,400 and authorize the City Manager to execute all appropriate documents.



1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 Mayor/City Council

4 **RESOLUTION 15-030**

5  
6 A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE  
7 CITY OF HOMER 2015 LAND ALLOCATION PLAN.

8  
9 WHEREAS, The Property Management Policy and Procedures Manual sets policy for  
10 municipal land management; and

11  
12 WHEREAS, Chapter 3 of the Property Management Policy and Procedures Manual  
13 establishes that a Land Allocation Plan will be developed annually; and

14  
15 WHEREAS, The City Council discussed the Land Allocation Plan during a Worksession on  
16 April 27, 2015; and

17  
18 WHEREAS, The Economic Development Advisory Commission, Parks and Recreation  
19 Advisory Commission, Port and Harbor Advisory Commission, and Advisory Planning  
20 Commission reviewed the draft Land Allocation Plan and provided their recommendations as  
21 outlined in Memorandum 15-xxx by the Deputy City Planner; and

22  
23 WHEREAS, Council had the following recommendations to amend the plan:

- 24  
25 1. Homer Spit No. 5 Lot 11 - portion be available for long term cell tower lease  
26 2. Homer Spit No. 2 Lot 12-A - remove from short term lease  
27 3. Homer Spit Subdivision Amended, Lots 28 and 29 - retain for parking and restrooms,  
28 deleting reference to harbormaster office  
29 4. HM T06S R 13W S19 Portion Thereof S of Olsen Lane; T 6S R 13W Sec 28 Seward  
30 Meridian HM Govt Lots 5, 6, 7, 8; T 6S R 13W Sec 28 Seward Meridian HM Govt Lots 10-  
31 15 - designate as parks

32  
33 NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Homer 2015  
34 Land Allocation Plan is hereby approved as presented.

35  
36 PASSED AND ADOPTED by the Homer City Council this 27<sup>th</sup> day of April, 2015.

37  
38 CITY OF HOMER

39  
40  
41 \_\_\_\_\_  
42 MARY E. WYTHE, MAYOR

43 ATTEST:

44

45

46

47 \_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

48

49 Fiscal Note: N/A



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

## Memorandum 15-055

TO: Mayor Wythe and Homer City Council  
THROUGH: Katie Koester, City Manager  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: April 20, 2015  
SUBJECT: 2015 Land Allocation Plan

---

### Background

The Land Allocation Plan is a listing of each property the City owns. Each year, the City Council reviews and approves which city properties should be made available for lease, through the Land Allocation Plan. Each Commission provides comments to the Council on which lands should be leased. Council will consider the comments, and then pass a resolution adopting the draft plan for the year, including any changes to lots available for lease. Staff also provides a brief overview of any major changes to City properties.

### Changes to City properties in 2013-2014

- A title search revealed the City does not own the land at the base of the Spit, at the parking lot for the Spit trail head. Its state land.
- The City transferred lands on Scenic Drive to the Kachemak Bay Equestrian Association, to become part of the Cottonwood Horse Park.
- The HERC site was designated as the new public safety building site. Deed restrictions on that site were lifted by the Kenai Peninsula Borough.
- The Diamond Creek Management Plan was accepted by the state for the City Forest Legacy lands.
- City Council approved funding for a new picnic shelter at the Fishing Lagoon, which will also double as a staging shelter for the new Kachemak Bay Water Trail.

### Recommendations for 2015:

1. Page A-3: Administration requests a portion of Lot 11 be available for long term cell tower lease.
2. Page A-5: Remove from short term lease.
3. D-20: Retain for parking and restrooms, deleting reference to harbormaster office.
4. Designate C6, C10 and E 24 as park.
5. Any other changes desired by Council?

## Comments by Page and Commission

- A2: Dedicate for business and public parking (P&R)
- A5: Eliminate short term leases. (New restrooms, summer 2015) (P&H)
- C4: Redistribute to the state or adjacent property owners. (HAPC)
- C6: Request this lot be designated a park. Request \$5,000 to develop pedestrian trail to beach and placement of a fire pit and garbage can. (P&R)
- C-8: Sell for assessed value or dispose of it to the neighboring property owners on the north or south. (HAPC)
- C9: Designate as Park. (P&R)
- C10: Designate as part of Mariner Park. (P&R)
- D-3: Reevaluate price of the lot to make it marketable. (HAPC) (EDC also recommends sale)
- D20: Delete harbormaster office, and keep as parking and restrooms. (P&H)
- D21: Recommend to Port and Harbor to designate this as short term parking instead of 7 day parking. (P&R)
- E6: Sell the lots in Lillian Walli Estates Subdivision, with the exception of possibly keeping one of those lots of a park. (EDC)  
Dedicate southeasterly most lot off of Sitka Rose Circle for establishing an alternative route to West Homer El from West Hill (trail) (P&R)
- E24: Designate Mariner Park as a Park. (P&R)

## Attachments

1. 2015 Draft Land Allocation Plan

# DRAFT 2015 Land Allocation Plan City of Homer

Adopted by Resolution 15-xxx



New harbormaster office, under construction

## **Table of Contents**

### **Sections**

- A. Lands Available For Lease**
- B. Leased Lands**
- C. Other City lands, generally undesignated**
- D. City Facilities**
- E. Parks, Green space, cemeteries**
- F. Bridge Creek Lands**
- G. Conservation Easement Lands**

**Index—City lands listed by parcel number**

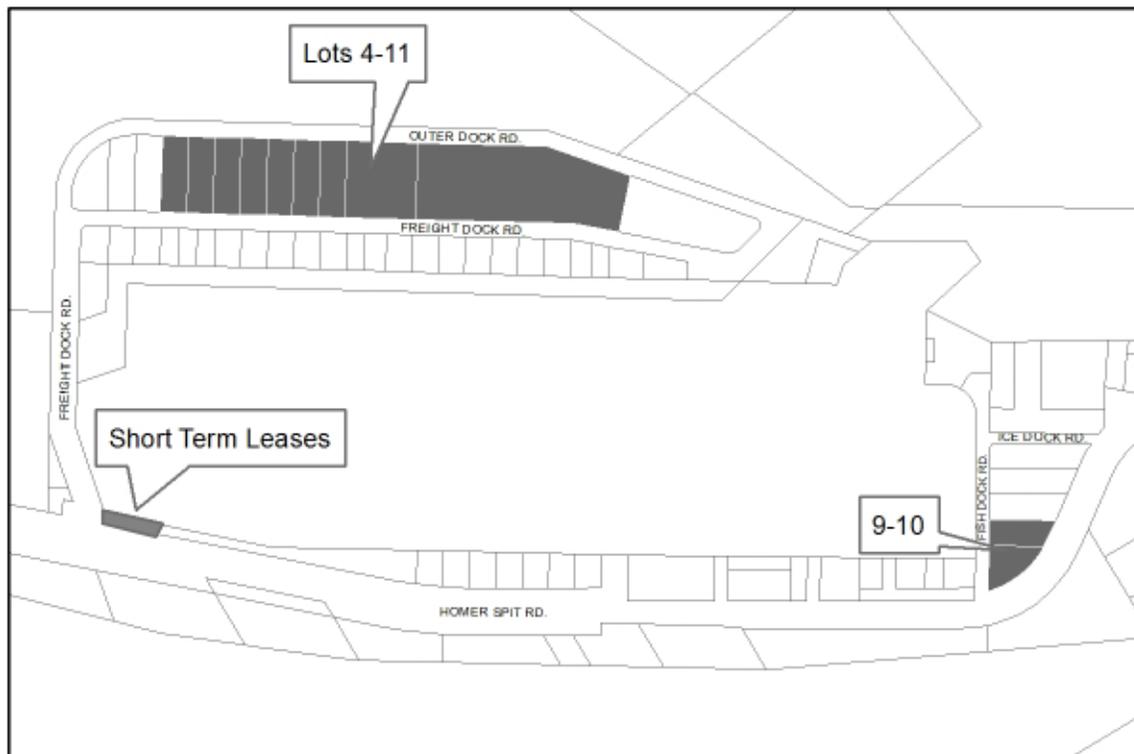
**Appendix - Homer Harbor Map**

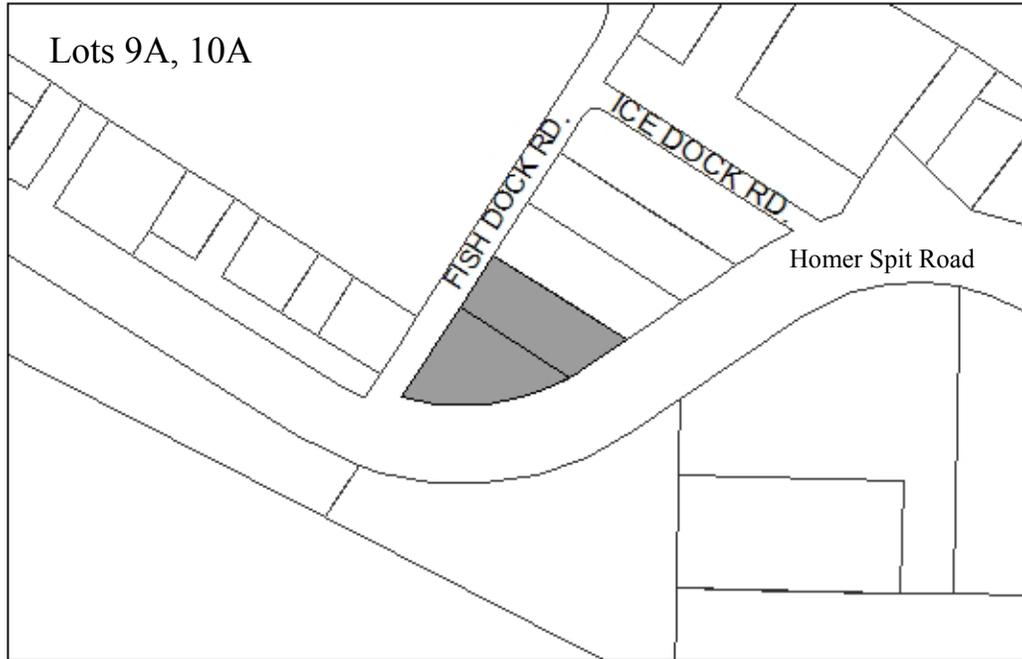
Note: Any lands not included in this document are listed in the previous version of the Land Allocation Plan, and their designations carry forward to this plan.

# Section A

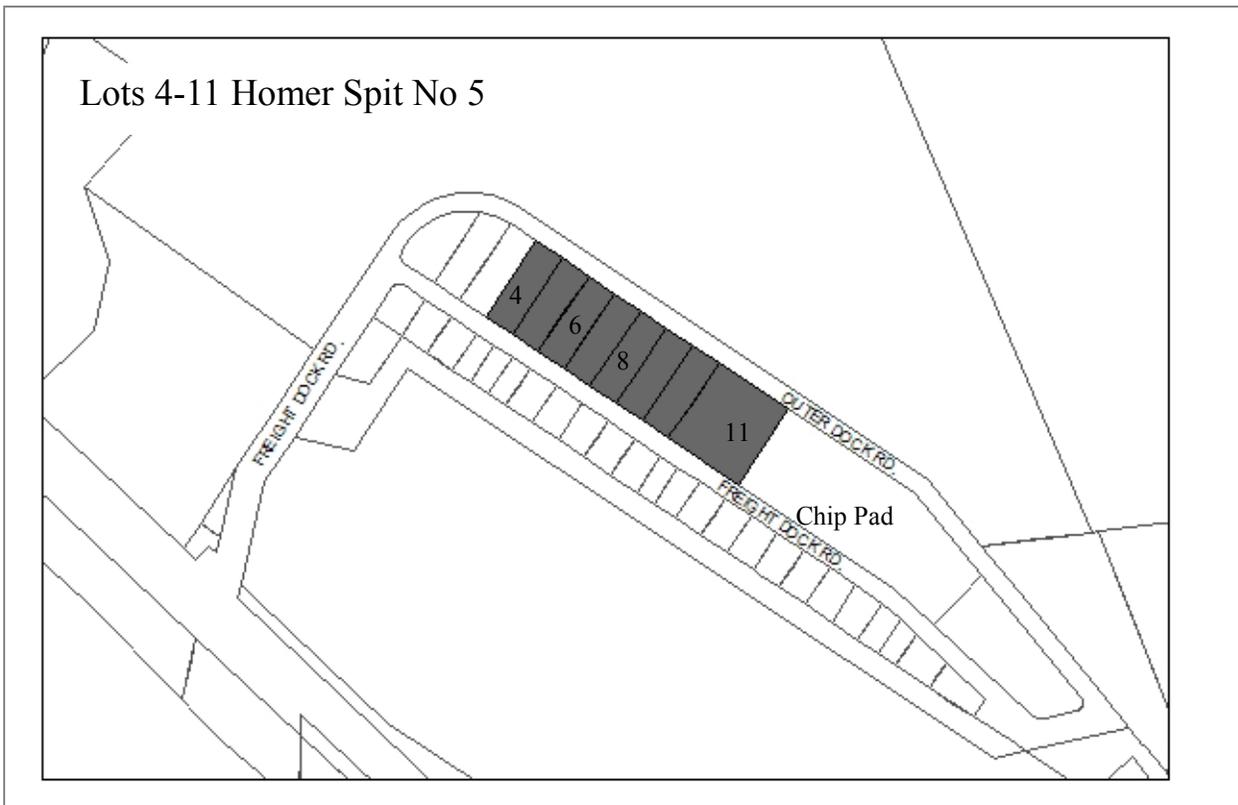
## Lands available for lease

The following lots are available for lease in 2015. Lease procedures follow the City of Homer Lease Policy, and City Code.

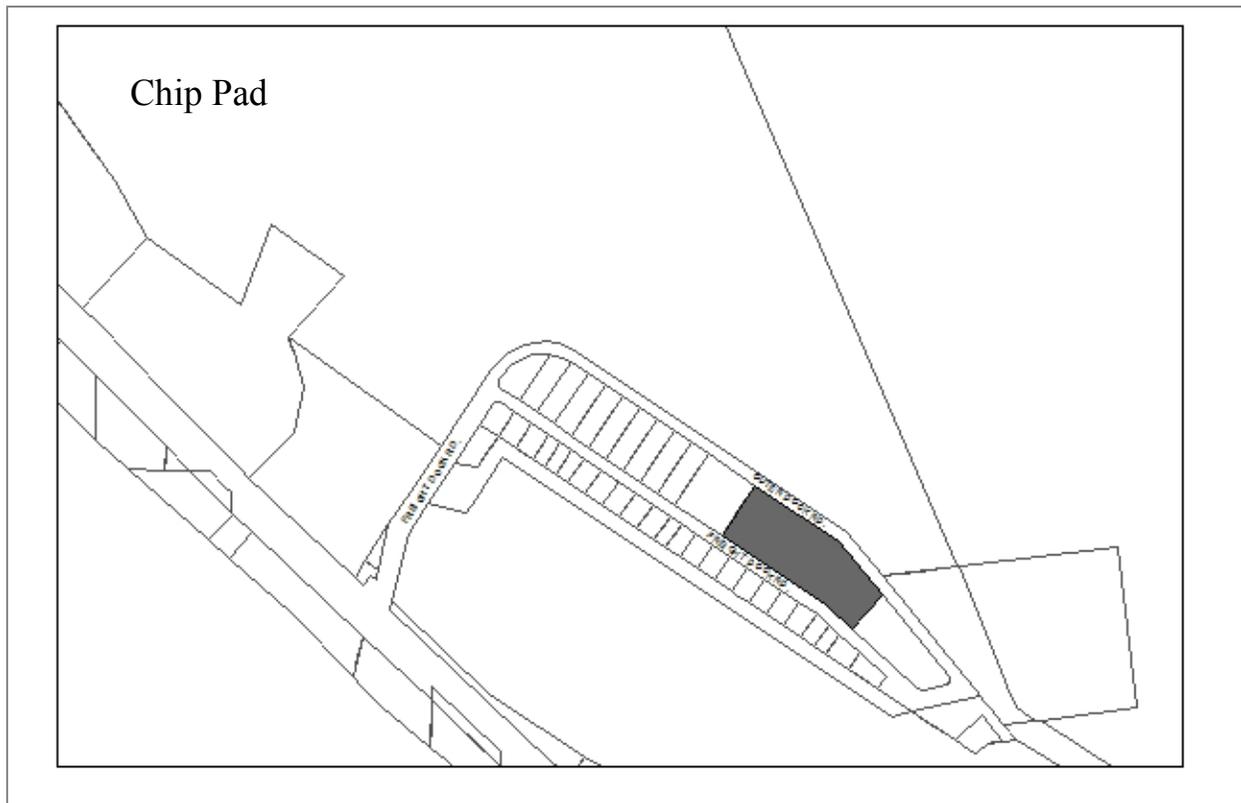




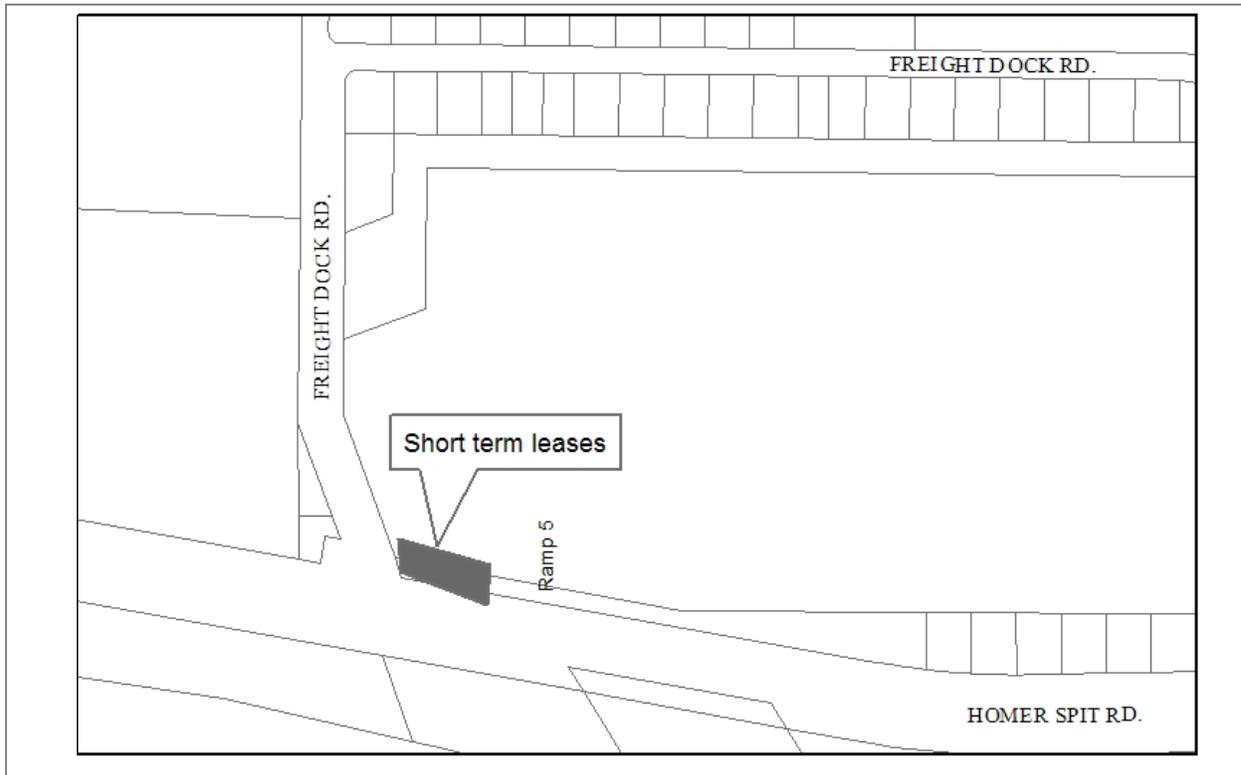
<b>Designated Use:</b> Lease	
<b>Acquisition History:</b>	
<b>Area:</b> 1.05 acres (0.52 and 0.53 acres)	<b>Parcel Number:</b> 18103477, 78
<b>2012 Assessed Value:</b> Land value \$312,200	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A and 10A	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
Former Manley building lots.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Lease Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 6.47 acres. Small lots are 0.67 acres, large lot is 1.78 acres	<b>Parcel Number:</b> 181032 23-30
<b>2012 Assessed Value:</b> \$1,742,400. Smaller lots valued at \$189,700. One large lot valued at \$414,500	
<b>Legal Description:</b> Homer Spit Subdivision No. 5 Lots 4 through 11	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p>Not available for long term lease. Used for seasonal summer parking. May be available for short term winter leases.</p> <p>Resolution 2007-051: Lots 4-10, the RFP process should be delayed until the master parking plan is developed. The East Harbor expansion should be considered. Lot 11: should be held in reserve to attract a container ship/barge operation and/or an industrial support base to the Port of Homer. This should be a long term lease.</p> <p>Resolution 10-35(A) prepare a plan for organized parking and fee collection.</p> <p>Resolution 14-041, Lots 9, 10 and 11 are available for short term lease only.</p>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Lease	
<b>Acquisition History:</b>	
<b>Area:</b> 5 acres	<b>Parcel Number:</b> 18103220
<b>2012 Assessed Value:</b> \$1,487,100 (Land: \$947,100, Structure/Improvements: \$540,000)	
<b>Legal Description:</b> Homer Spit Subdivision no 5 Lot 12	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4380 Homer Spit Road
<p>Old Chip Pad                  Peninsula Scrap and Salvage has been leasing part of the part intermittently to barge out scrap metal.</p>	

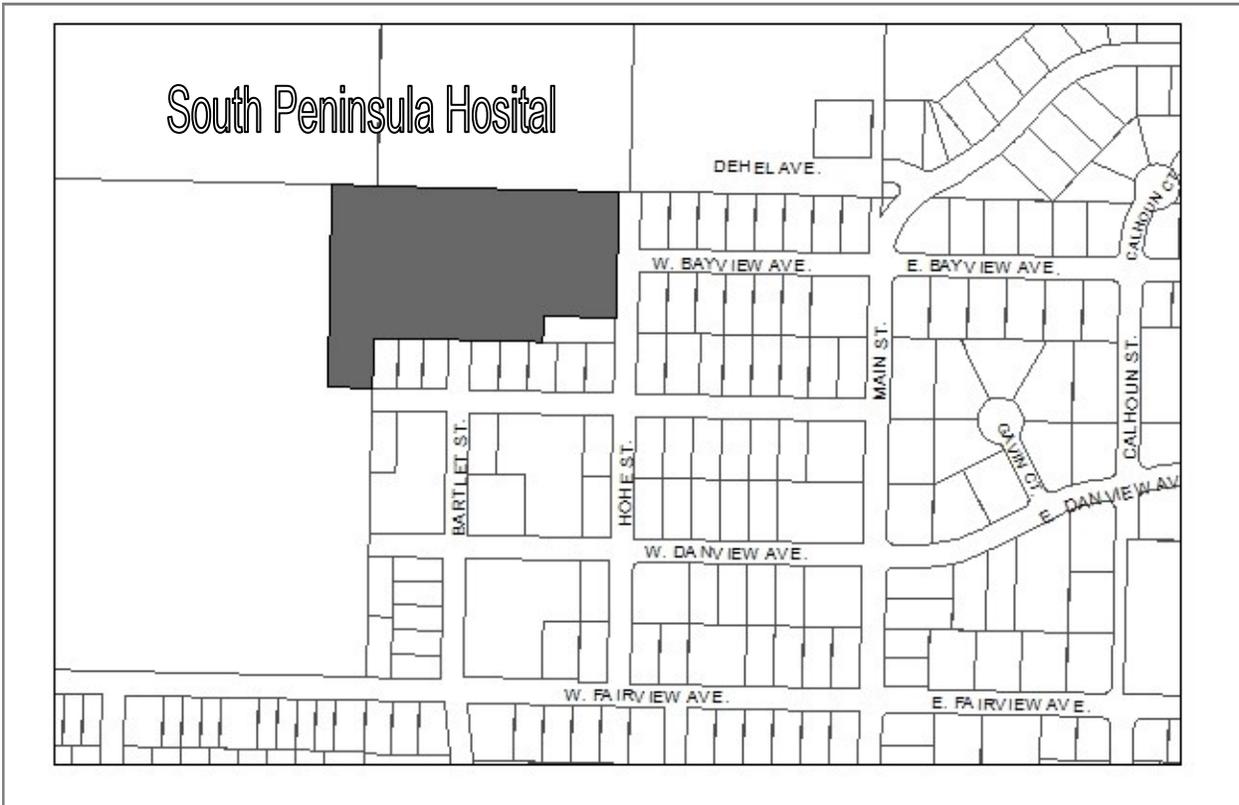


<b>Designated Use:</b> Lease (Resolution 10-35(A))	
<b>Acquisition History:</b>	
<b>Area:</b> Freight Dock Road to 150 feet before Ramp 5, (about where used boats are usually for sale)	<b>Parcel Number:</b> 18103324
<b>2012 Assessed Value:</b>	
<b>Legal Description:</b> Homer Spit No 2 Lot 12-A	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, water and sewer (may or may not be close to a stub out)	
<p><b>Notes:</b> Resolution 10-35(A) states: Designate an area from Freight Dock Road to within 150 feet of Ramp 5 for short term, one to two year leases, for small kiosk businesses under 250 square feet.</p> <p>2013 update: Extension of the Spit Trail in 2013/2014 may affect this area.</p>	
<b>Finance Dept. Code:</b>	

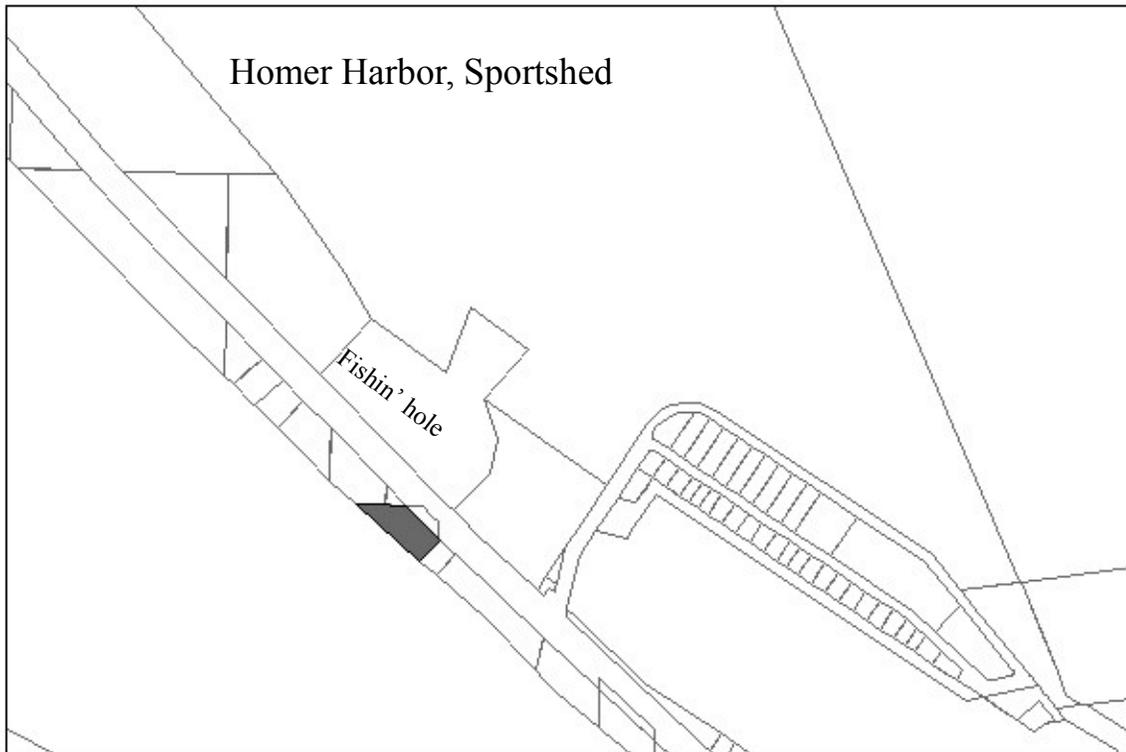
## **Section B**

# **Leased Lands**

These lands are under lease. Leases are based on a current market appraisal provided by a professional appraiser. The Kenai Peninsula Borough tax assessment is given as information only. It is not the basis for lease negotiations or fees. The KPB tax assessor takes into account the duration of the lease. Therefore, when a lease is expiring, the value of the land to the tenant goes down. On leased land, the KPB assessor is NOT showing market value of the land; they use a different measure to create a taxable land value. The tenant pays property tax to the City and Borough. See the Lease Policy Manual for further information. Individual lease files contain information on rents and formal agreements.



<b>Designated Use:</b> South Peninsula Hospital	
<b>Acquisition History:</b>	
<b>Area:</b> 7.12 acres	<b>Parcel Number:</b> 17504024
<b>2012 Assessed Value:</b> \$19,943,500 (Land \$256,400, Structures \$19,687,100)	
<b>Legal Description:</b> HM02008092T06S R13W S18 SOUTH PENINSULA HOSPITAL SUB 2008 Addition Tract A2	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	
<b>Notes:</b> Ordinance 2006-036 leased the land to the Kenai Peninsula Borough for 99 years. Structure is owned by KP.B.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 1.6 acres

**Parcel Number:** 18103105

**2012 Assessed Value:** \$338,500 (Land: \$155,800 Structure: \$182,700)

**Legal Description:** HM0890034 T06S R13W S35 HOMER SPIT SUB AMENDED LOT 5

**Zoning:** Marine Commercial

**Wetlands:** None

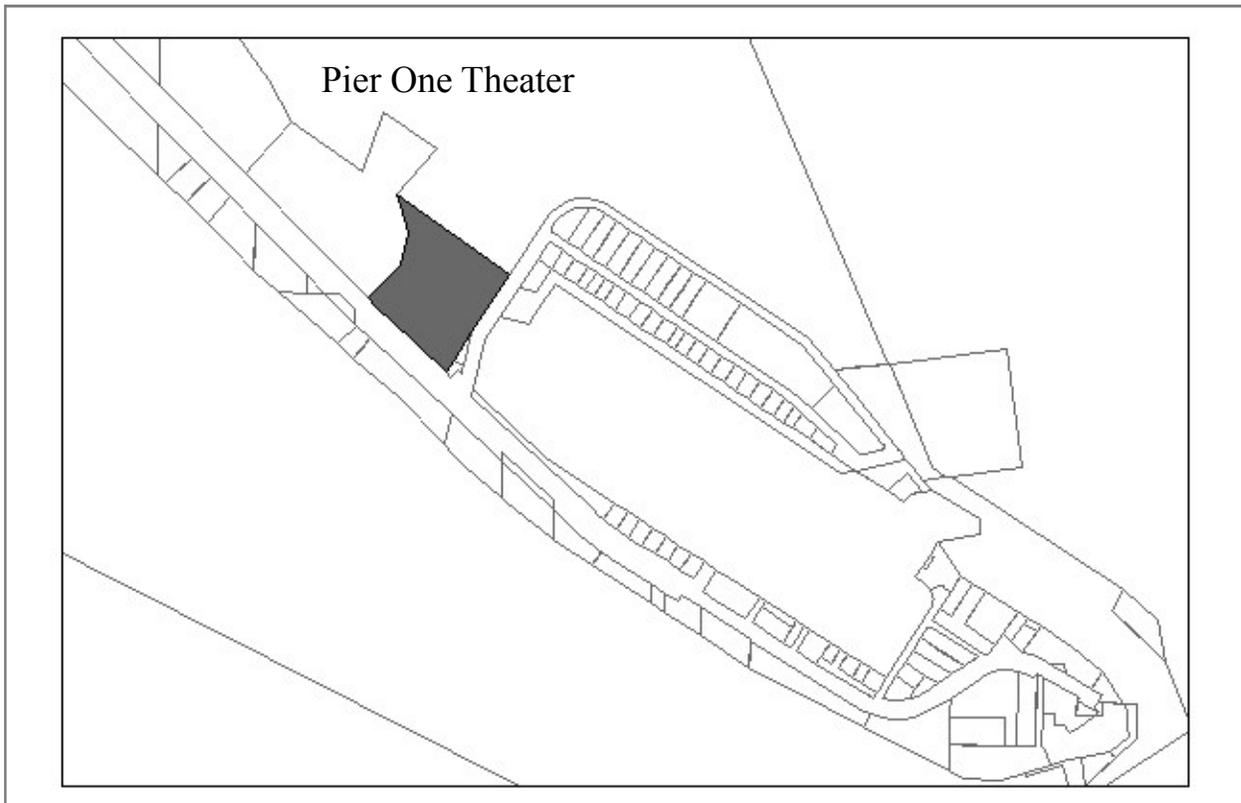
**Infrastructure:** Paved road, water and sewer.

**Address:** 3815 Homer Spit Road

**Leased to:** Sportshed/Homer Enterprises. Resolution 09-25(S), 09-76(S) Sublease  
 Expiration: 2029 two 5 year options

Storm damage, fall 2014, resulted in partial collapse and removal of part of one building.

**Finance Dept. Code:**



**Designated Use:** Fishing Lagoon  
**Acquisition History:** Ordinance 83-26. Purchase from World Seafood.

<b>Area:</b> 11.27 acres	<b>Parcel Number:</b> 18103117
--------------------------	--------------------------------

**2012 Assessed Value:** \$1,719,900 (Land: \$1,568,000 Structure: \$151,900)

**Legal Description:** HM0940043 T06S R13W S35 TRACT 1-A THE FISHIN HOLE SUB NO 2

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 3854 Homer Spit Road
--	--------------------------------------

This is a large parcel that is used several ways.

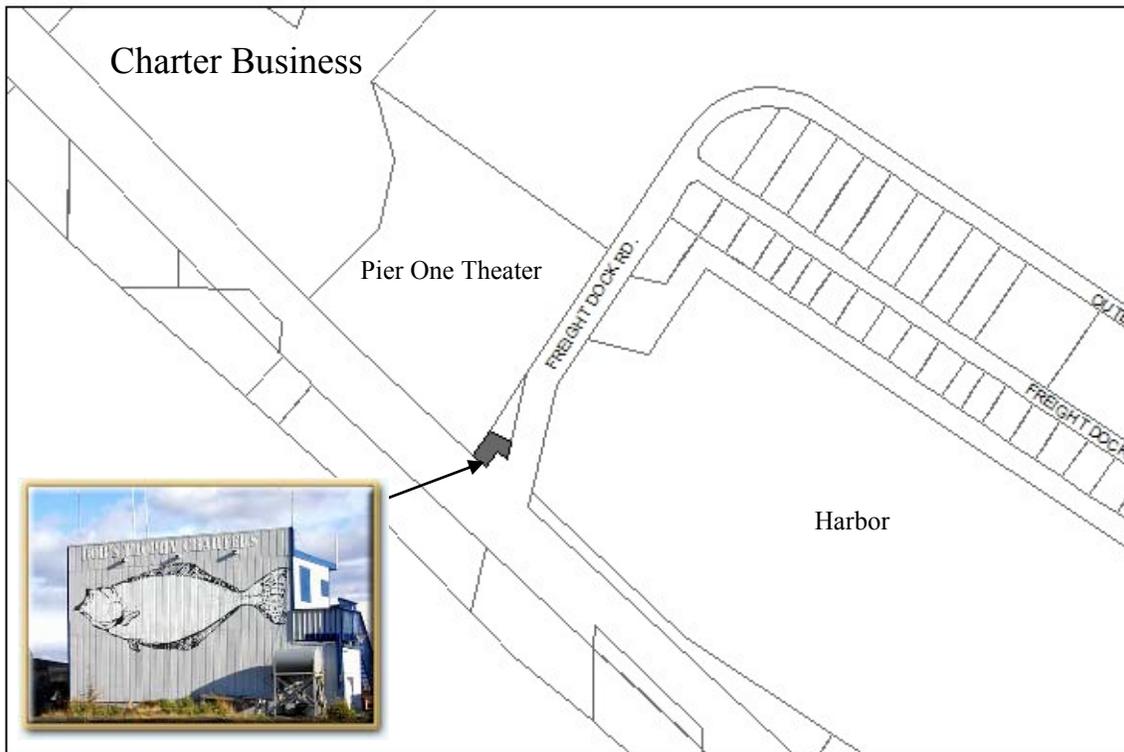
- Dredge spoils dewatering and storage, winter barge haul out activity
- City RV park/campground, and access to the only public RV dump on the spit
- Pier One Theater Lease. Theater leases the building only; not the land. Resolution 89-36A.

**Resolution 2011-37(A):** Develop a plan which will consider designation of a 10,000 sq. ft. portion to make the land available for Request for Proposals. (in progress)

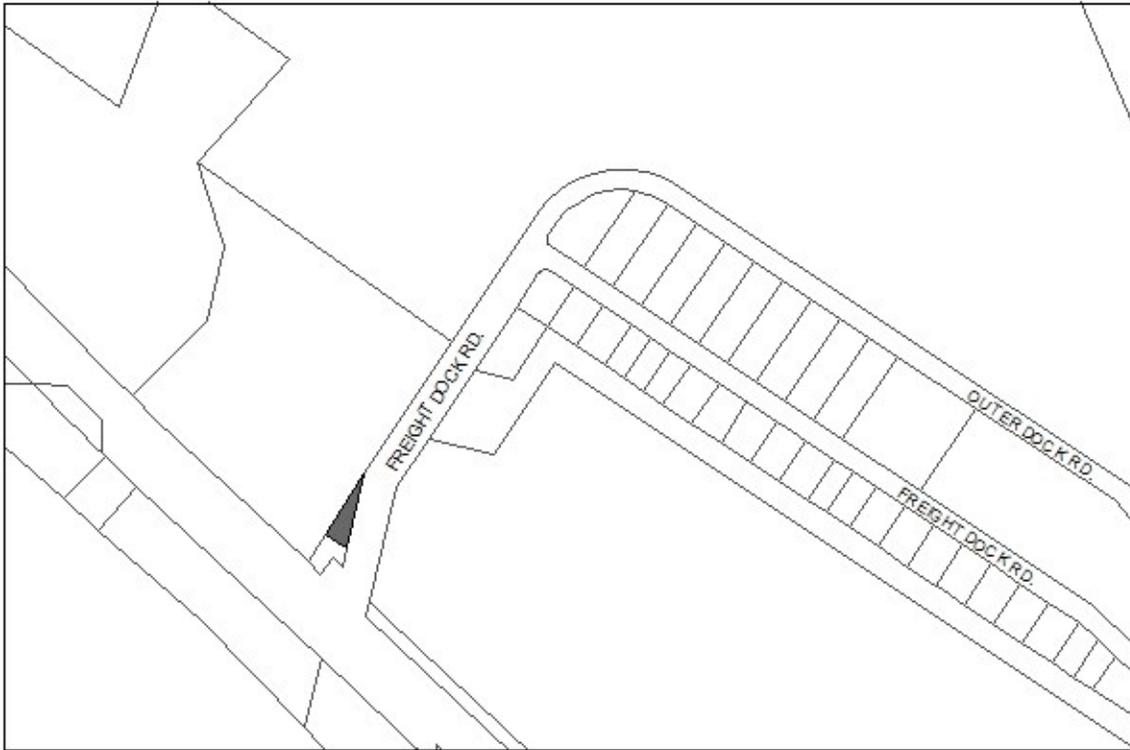
**Resolution 13-020:** Designated the north east corner of the lot for use as a trailhead for the Kachemak Bay Water Trail.

**Leased to:** Pier One Theater  
 Resolution 2011-104(A). 5 Year Lease, Fire Marshal review required.

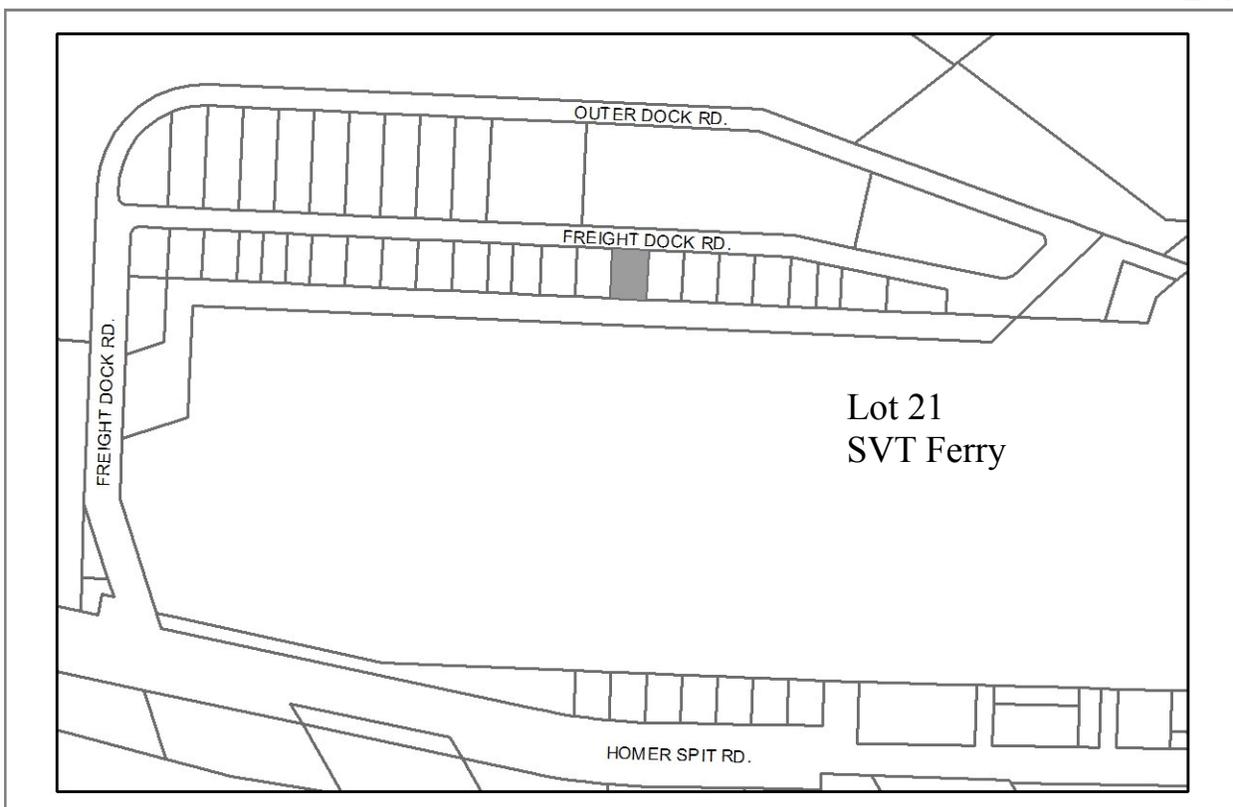
**Finance Dept. Code:**



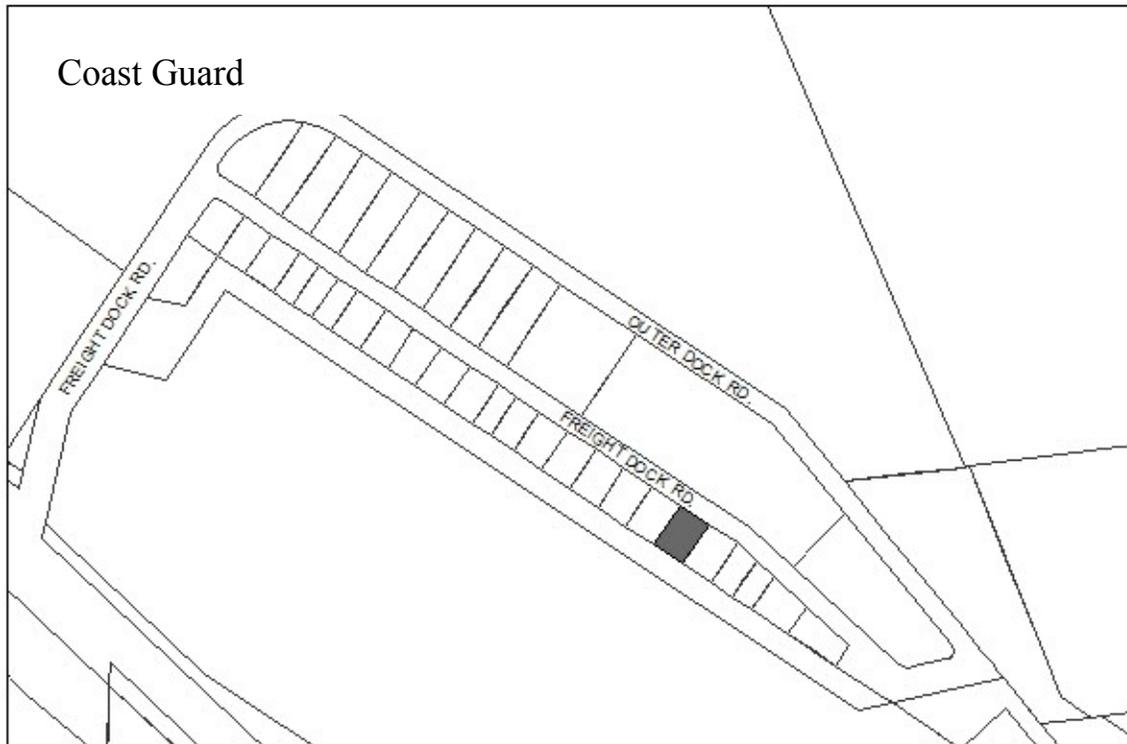
<b>Designated Use:</b> Lease	
<b>Acquisition History:</b> Ord 1983-26. Purchased from World Seafood	
<b>Area:</b> 0.15 acres or 6,692 sq ft	<b>Parcel Number:</b> 18103118
<b>2012 Assessed Value:</b> \$117,700 Land \$57,300 Structure \$60,400	
<b>Legal Description:</b> HM0940043 T06S R13W S35 TRACT 1-B THE FISHIN HOLE SUB NO 2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 3978 Homer Spit Road
Leased to: Alaska High Hopes Charters Co. (Bob's Trophy Charters) Expiration: March 31, 2013, one 5 year option	
<b>Finance Dept. Code:</b> 400.600.4650	



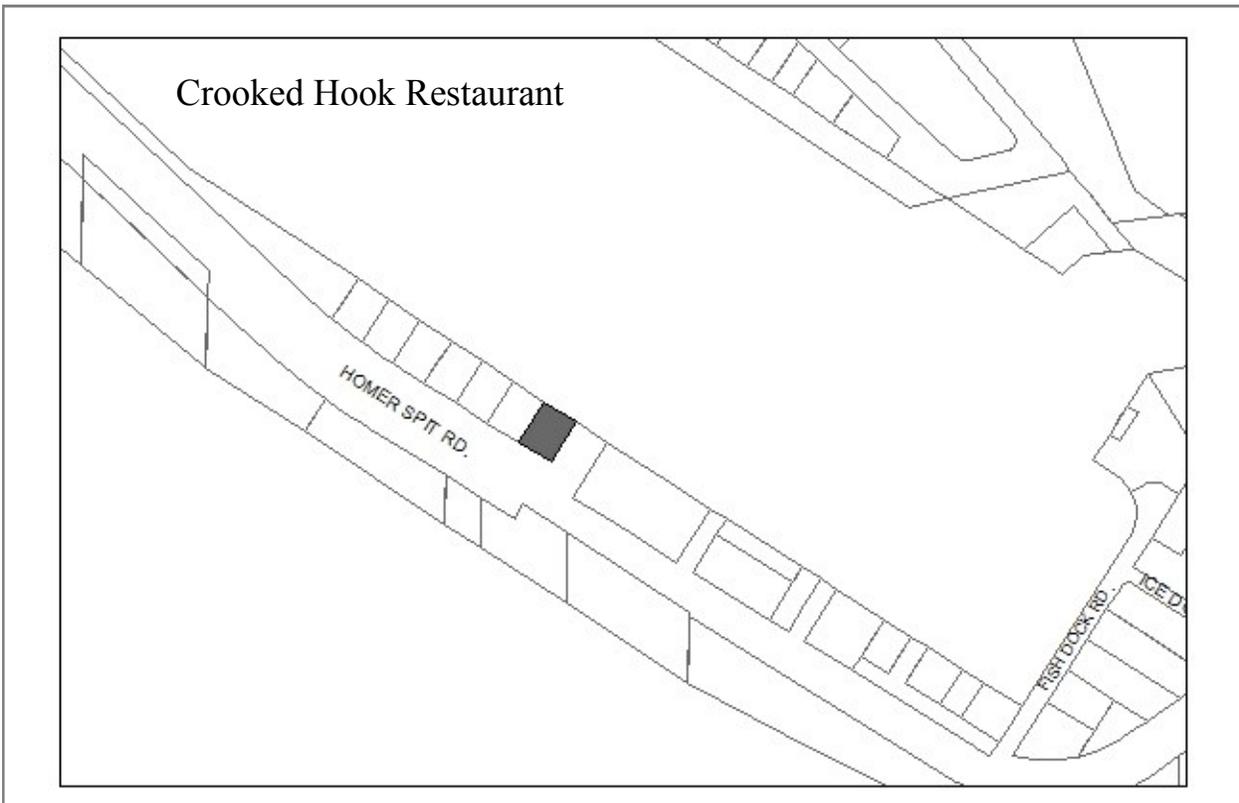
<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b> Ord 83-26 purchase from World Seafood	
<b>Area:</b> 0.18 acres	<b>Parcel Number:</b> 18103119
<b>2012 Assessed Value:</b> \$123,100 (Land: \$66,600 Structure \$56,800)	
<b>Legal Description:</b> HM0940043 T06S R13W S35 TRACT 1-C THE FISHIN HOLE SUB NO 2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 1114 Freight Dock Road
<b>Leased to:</b> L.H. and Marcia Pierce. Sportsman Supply/RV Expiration: March 31, 2018, No options	
<b>Finance Dept. Code:</b> 400.600.4650	



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 18103240
<b>2012 Assessed Value:</b> \$105,000	
<b>Legal Description:</b> Homer Spit No 5 Lot 21	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4323 Freight Dock Road
<p><b>Leased to:</b> Seldovia Village Tribe, for Kachemak Bay Ferry                  Resolution 10-41. Expiration May 31, 2030, two 5 year options</p>	
<b>Finance Dept. Code:</b> 400.600.4650	



<b>Designated Use:</b> Leased to USCG	
<b>Acquisition History:</b>	
<b>Area:</b> 0.34 acres	<b>Parcel Number:</b> 18103218
<b>2012 Assessed Value:</b> \$567,300 (Land: \$105,000 Structure: \$462,300)	
<b>Legal Description:</b> Homer Spit Four subdivision Lot 2	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4373 Freight Dock Rd
<p><b>Leased to:</b> USCG                  Lease Renewal Options: None                  Expiration: September 30, 2016</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 12,700 sq ft	<b>Parcel Number:</b> 18103316
---------------------------	--------------------------------

**2012 Assessed Value:** \$543,400 (Land: \$97,100 Structure: \$446,300)

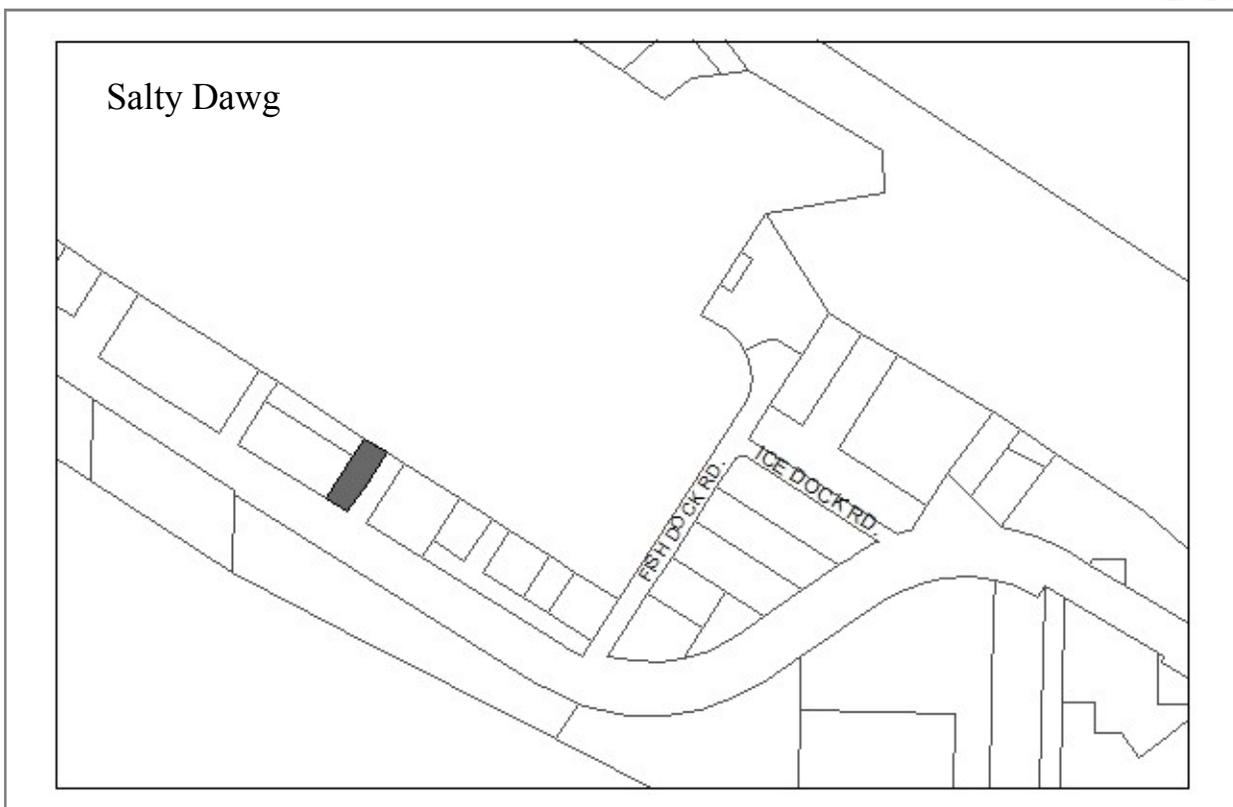
**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 19

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
----------------------------------	-----------------------

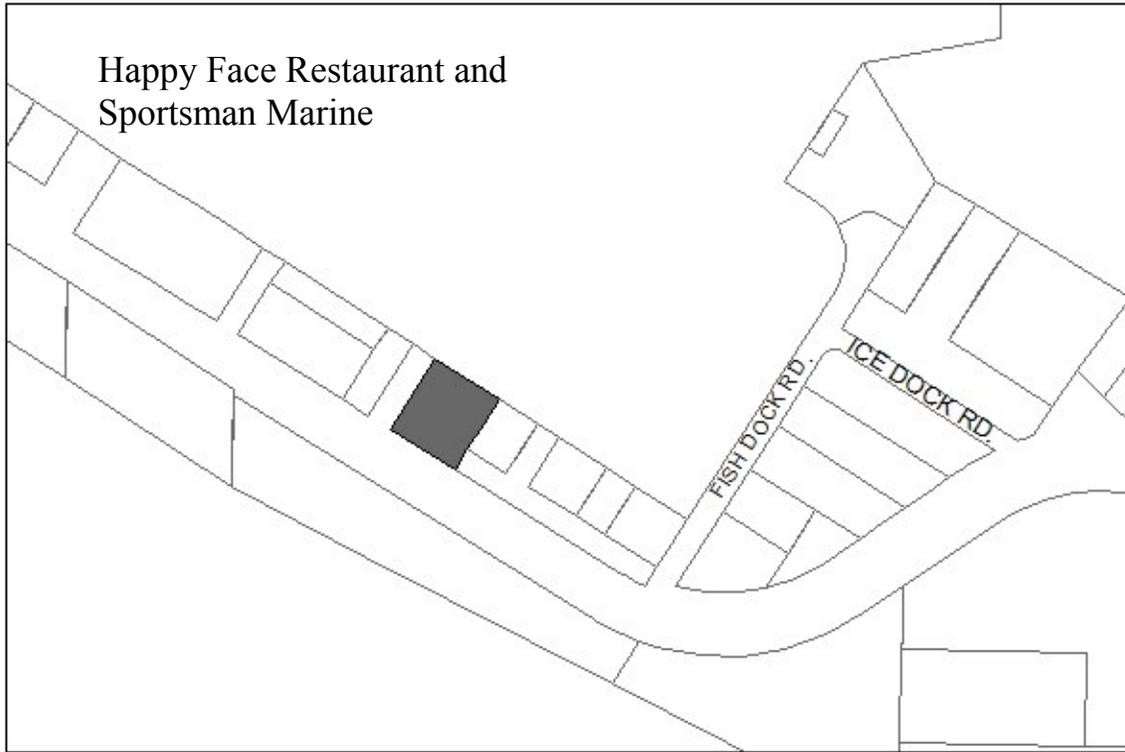
<b>Infrastructure:</b> Paved road, water and sewer	<b>Address:</b> 4262 Homer Spit Road
--	--------------------------------------

**Leased to:** Jose Ramos/El Pescador, Restaurant is now Harbor Bar & Grill  
 Expiration: Lease expires 2/1/2016, no options.

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.23 acres	<b>Parcel Number:</b> 18103309
<b>2009 Assessed Value:</b> \$238,200 (Land: \$80,700 Structure: \$157,500)	
<b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 30	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4390 Homer Spit Road
<p><b>Leased to:</b> John Warren, Salty Dawg                  Expiration: 1/31/2026. No options.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 24,639 sq ft (0.57 acres)

**Parcel Number:** 18103432

**2012 Assessed Value:** \$619,800 (Land: \$166,700 Structure: \$453,100)

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT AMENDED LOT 32

**Zoning:** Marine Commercial

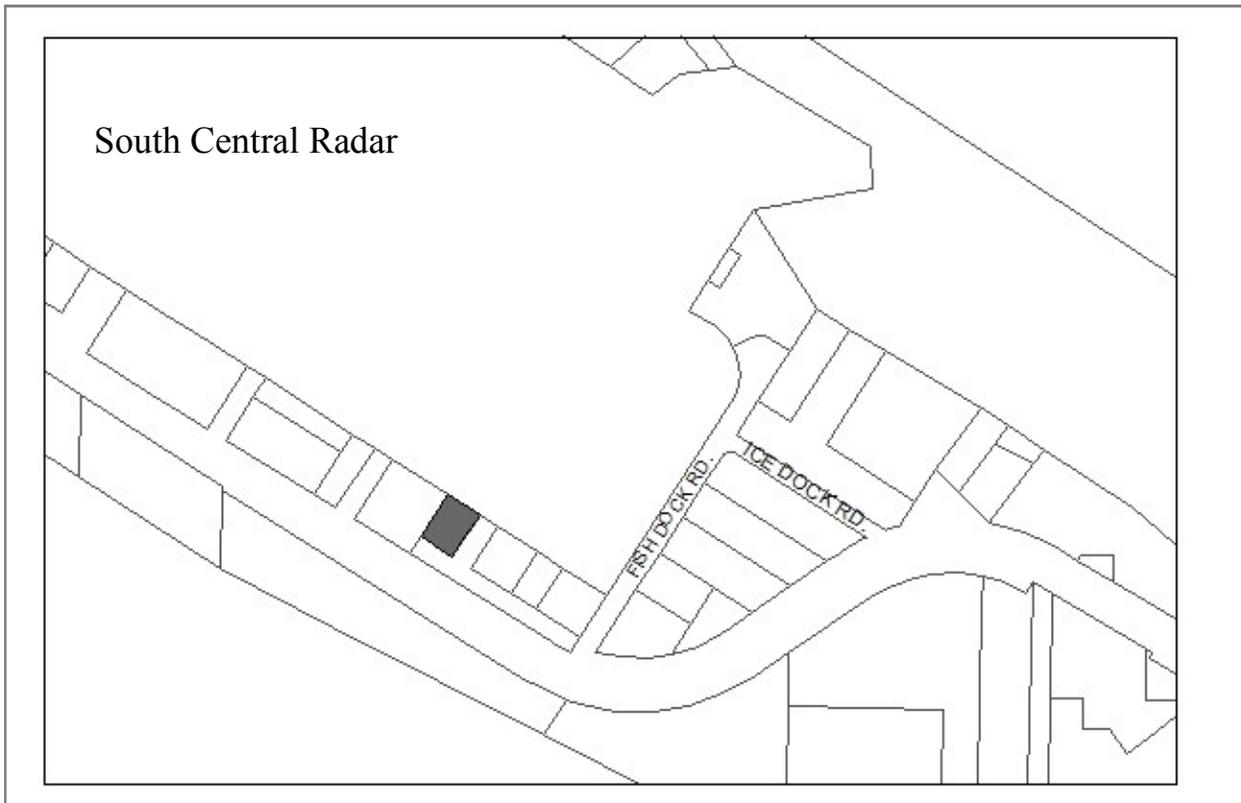
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

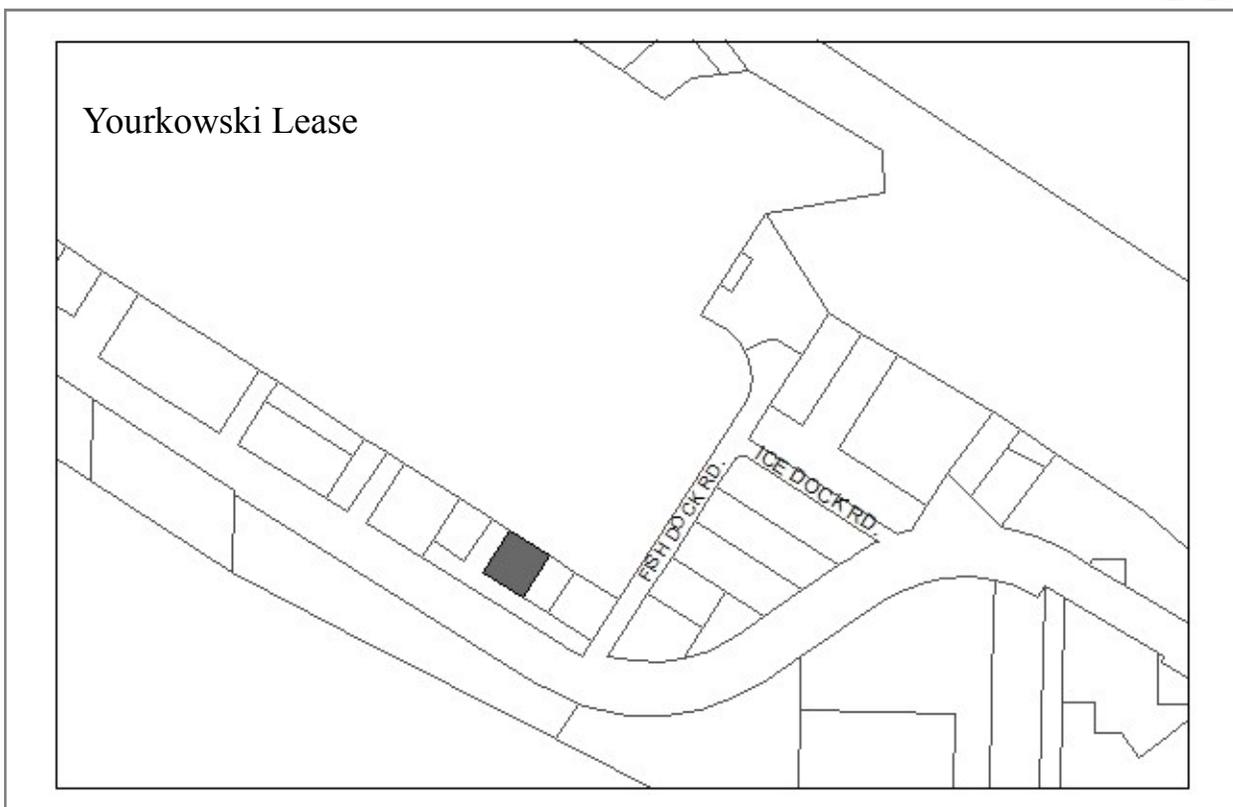
**Address:** 4400 Homer Spit Road

**Leased to:** Happy Face Restaurant and Sportsman Marine  
 Expiration: 5/15/2034. Two, 5 year options.

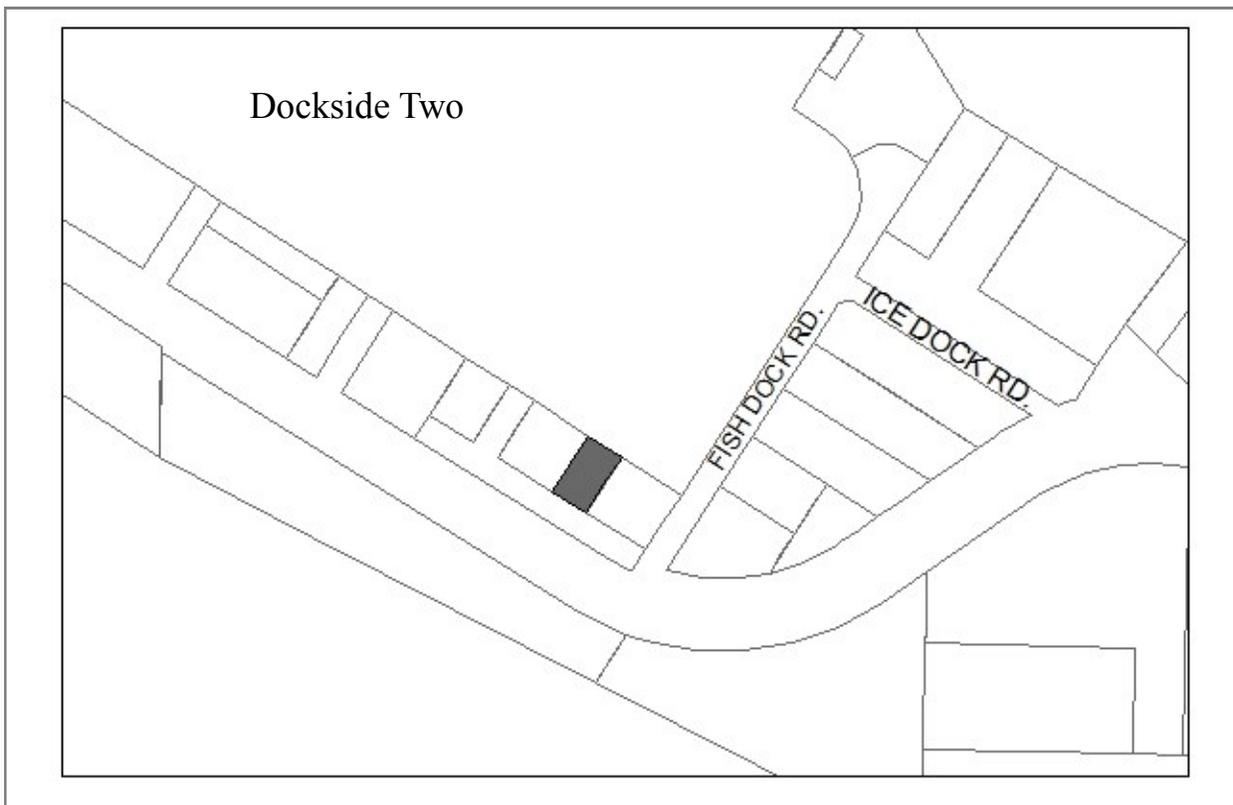
**Finance Dept. Code:**



<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b>	
<b>Area:</b> 0.2 acres	<b>Parcel Number:</b> 18103431
<b>2012 Assessed Value:</b> \$162,900 (Land: \$72,100 Structure: \$90,800)	
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMD LOT 88-1	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4406 Homer Spit Road
<p><b>Leased to:</b> Mark &amp; Laura Zeiset dba South Central Radar                  Expiration: 11/1/2022, two additional 5 year renewal options</p>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.29 acres	<b>Parcel Number:</b> 18103442
<b>2012 Assessed Value:</b> \$277,500 (Land: \$97,100 Structure: \$180,400)	
<b>Legal Description:</b> HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	
<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4460 Homer Spit Road
<p><b>Leased to:</b> Mike Yourkowski                  Lease Renewal Options: one 10 year renewal option.                  Expiration: 11/30/15, plus renewal option.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 7,749 sq ft. (0.18 acres)	<b>Parcel Number:</b> 18103443
--	--------------------------------

**2012 Assessed Value:** \$115,400 (Land: \$66,300, Structure: \$49,100)

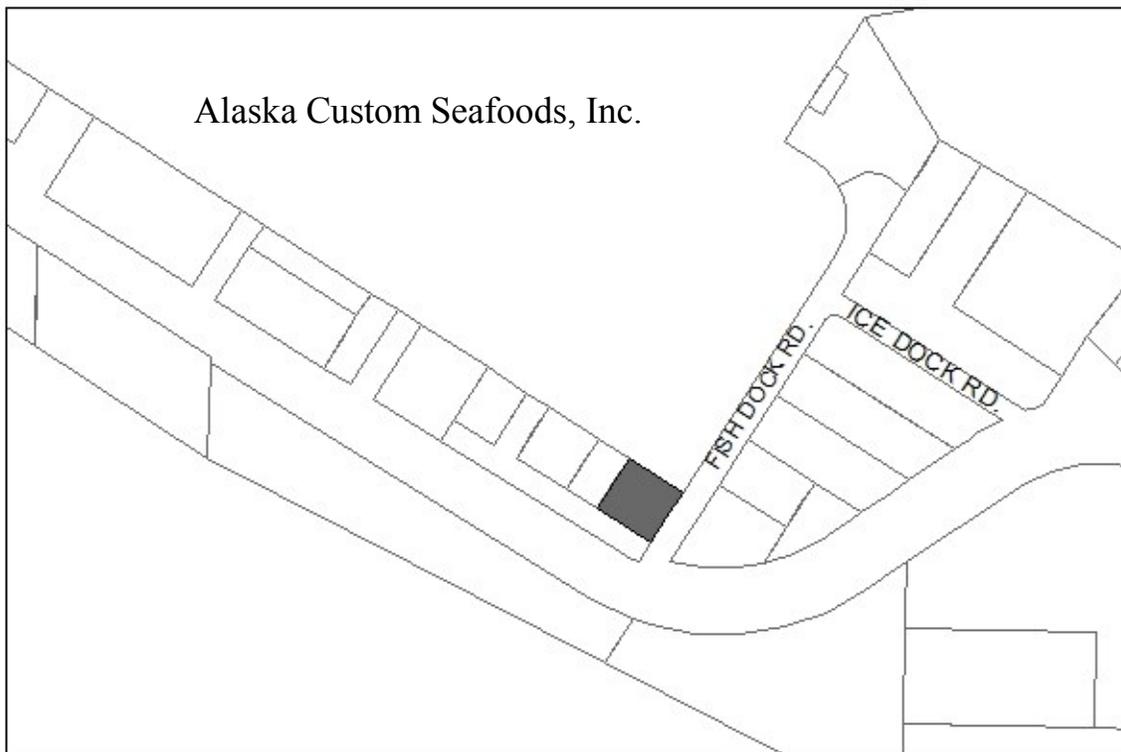
**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-3

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> None
----------------------------------	-----------------------

<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 4470 Homer Spit Road
---	--------------------------------------

**Leased to:** William Sullivan dba Docks Two  
**Expiration:** 4/15/2022, with two, 2.5 year options.

**Finance Dept. Code:**



**Designated Use:** Leased land  
**Acquisition History:**

**Area:** 0.31 acres, or 13,383 sq ft

**Parcel Number:** 18103444

**2012 Assessed Value:** \$222,400 Land Value - \$102,400 Structure Value - \$120,000

**Legal Description:** HM0920050 T07S R13W S01 HOMER SPIT SUB NO TWO AMENDED LOT 88-4

**Zoning:** Marine Commercial

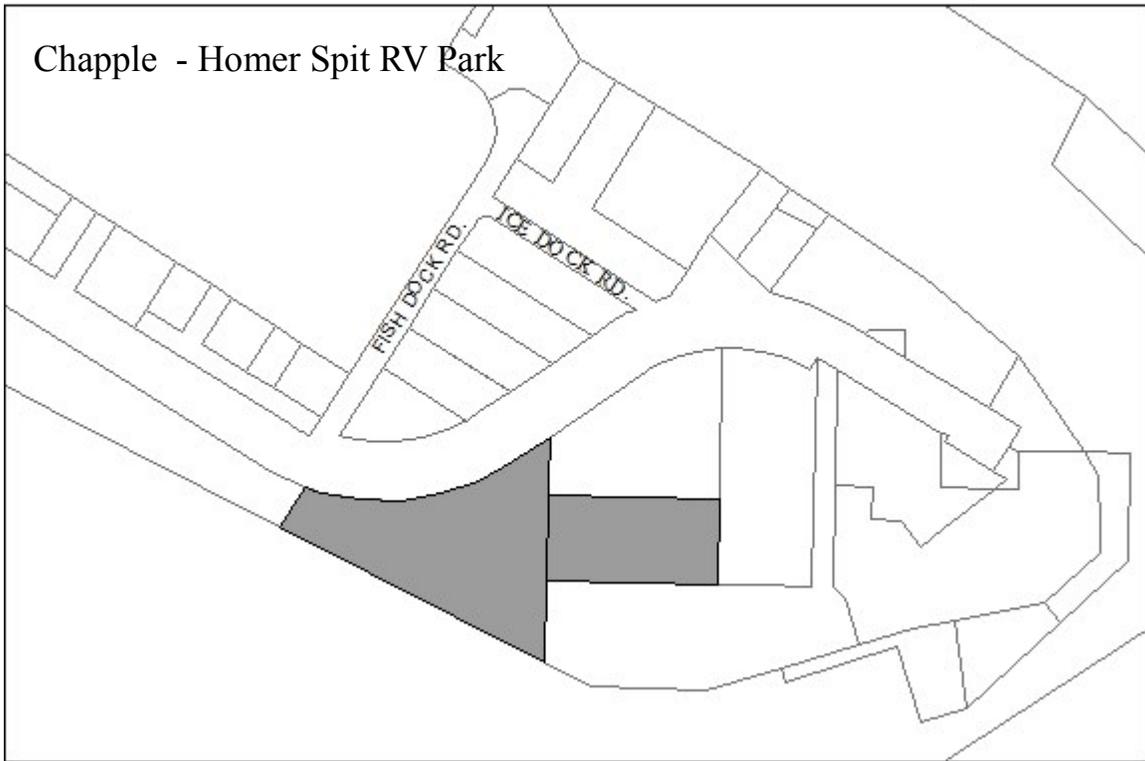
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4474 Homer Spit Road

**Leased to:** Brad Faulkner DBA Alaska Custom Seafoods, Inc.  
 Leased month to month.

**Finance Dept. Code:**



**Designated Use:** Leased Land  
**Acquisition History:**

**Area:** 192,970 sq ft

**Parcel Number:** 18103402, 03

**2009 Assessed Value:** Total: \$593,400 Land: \$474,600 Structures: \$118,800

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 50.  
 HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 49 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 205/928.

**Zoning:** Marine Industrial

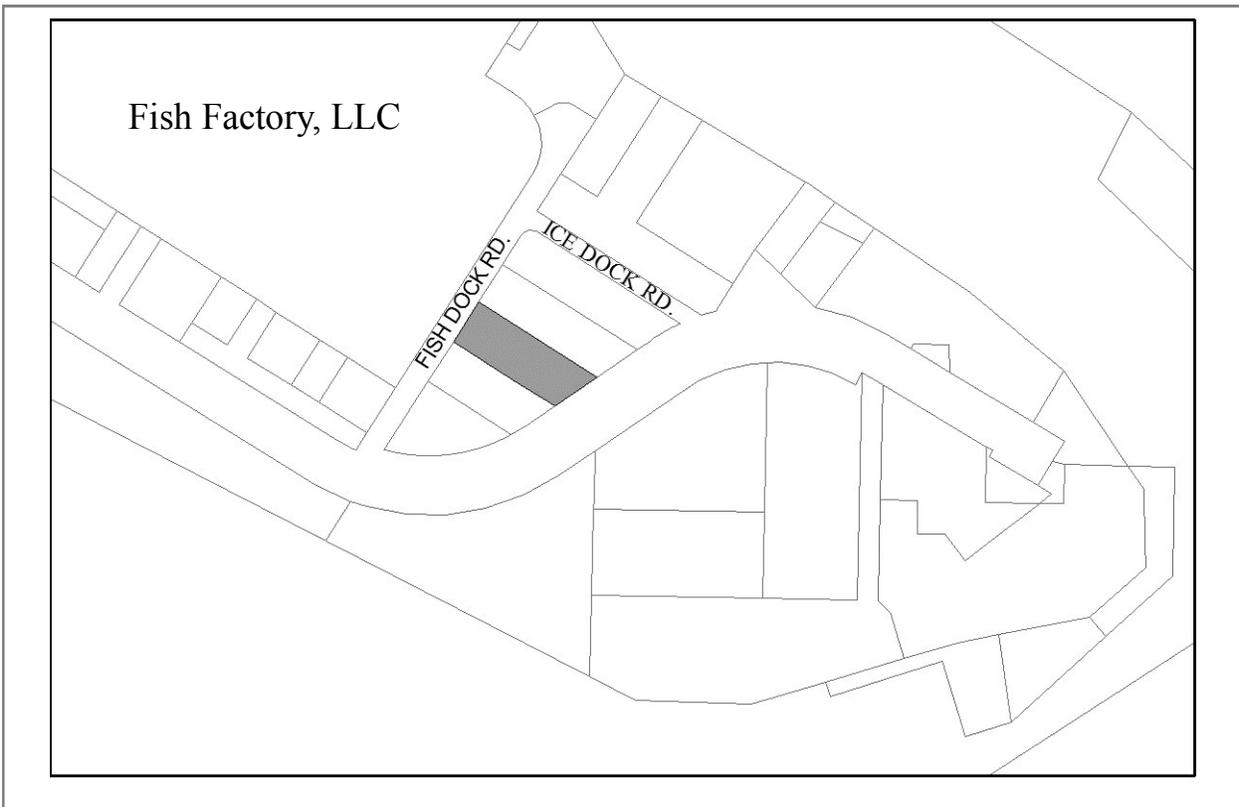
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

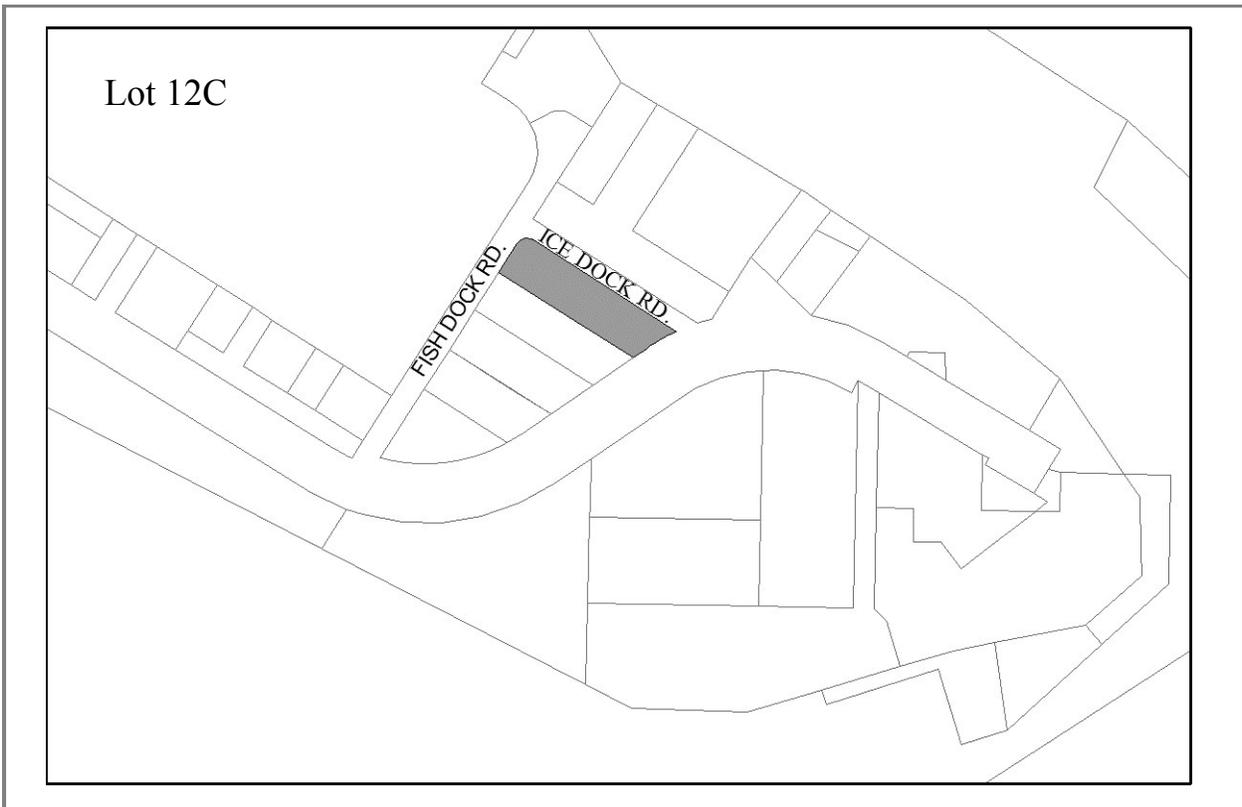
**Address:** 4535 Homer Spit Road

**Leased to:** John & Margaret Chapple. Homer Spit Campground  
 Expiration: 12/31/2026, two addition 3 year options.

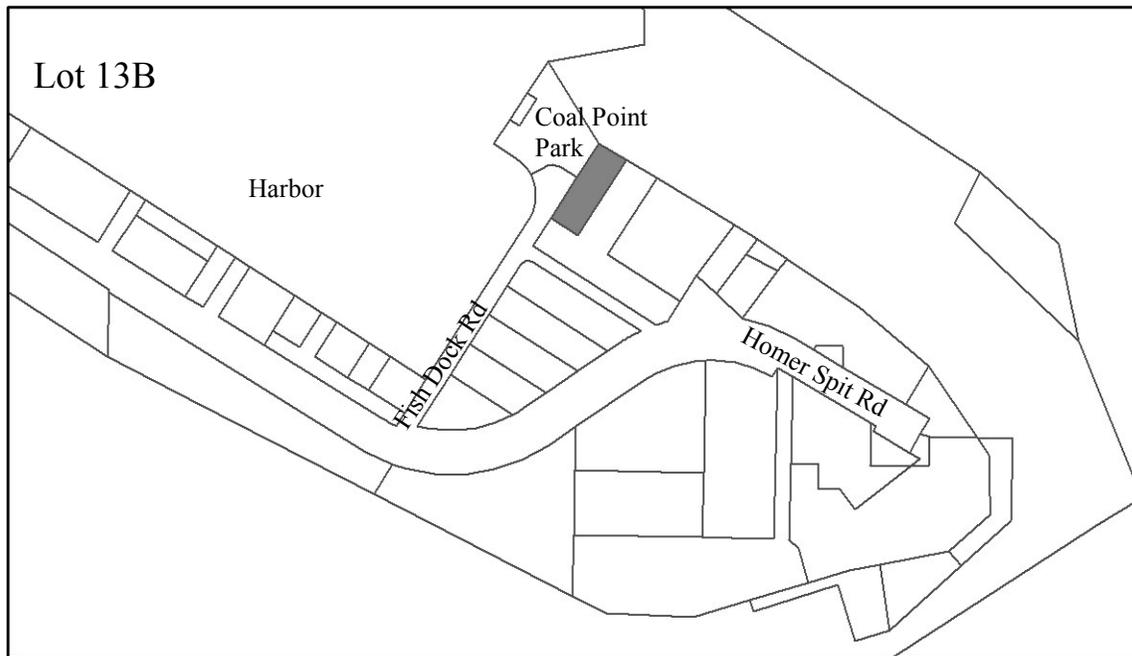
**Finance Dept. Code:** 400.600.4650



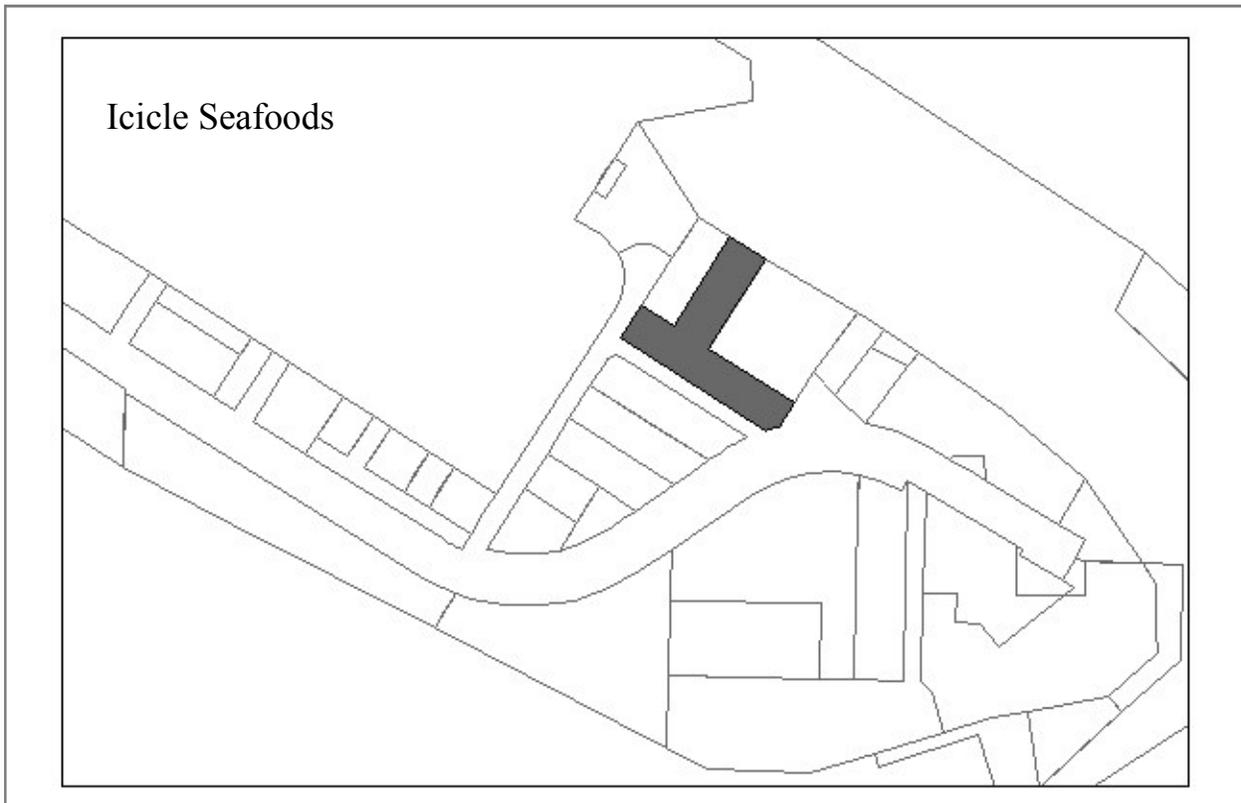
<b>Designated Use:</b> Leased Land	
<b>Acquisition History:</b>	
<b>Area:</b> 27,470 sq ft (0.63 acres)	<b>Parcel Number:</b> 18103421
<b>2012 Assessed Value:</b> \$841,900 (Land: \$180,600 Structure: \$661,300)	
<b>Legal Description:</b> HM0900052 T07S R13W S01 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road, water and sewer.	<b>Address:</b> 800 Fish Dock Road
<b>Leased to:</b> Fish Factory, LLC Expiration: 3/31/2020 with two 10 year options	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Lease land	
<b>Acquisition History:</b>	
<b>Area:</b> 0.79 Acres	<b>Parcel Number:</b> 18103452
<b>2012 Assessed Value:</b> \$802,000 (Land: \$216,400 Structure: \$586,300)	
<b>Legal Description:</b> City of Homer Port Industrial No 2 Lot 12C	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4501 Ice Dock Road
Leased by Resolution 2008-37 to Harbor Leasing (Auction Block) Expiration: 3/31/2028 Options: two additional 5 year options	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Lease	
<b>Acquisition History:</b>	
<b>Area:</b> 0.52 acres	<b>Parcel Number:</b> 18103425
<b>2012 Assessed Value:</b> \$194,400	
<b>Legal Description:</b> City of Homer Port Industrial Subdivision No 2 Lot 13B	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved/gravel road access	<b>Address:</b> Fish Dock Road
Former Porpoise Room lot. Fisheries use encouraged but not required.	
Resolution 14-043, 20 year lease with two five year options. Expiration: 4/30/2034	
<b>Finance Dept. Code:</b>	



**Designated Use:** Leased Land  
**Acquisition History:**

<b>Area:</b> 1.49 acres	<b>Parcel Number:</b> 18103419
-------------------------	--------------------------------

**2012 Assessed Value:** \$534,900 (Land: \$359,600 Structure: \$175,300)

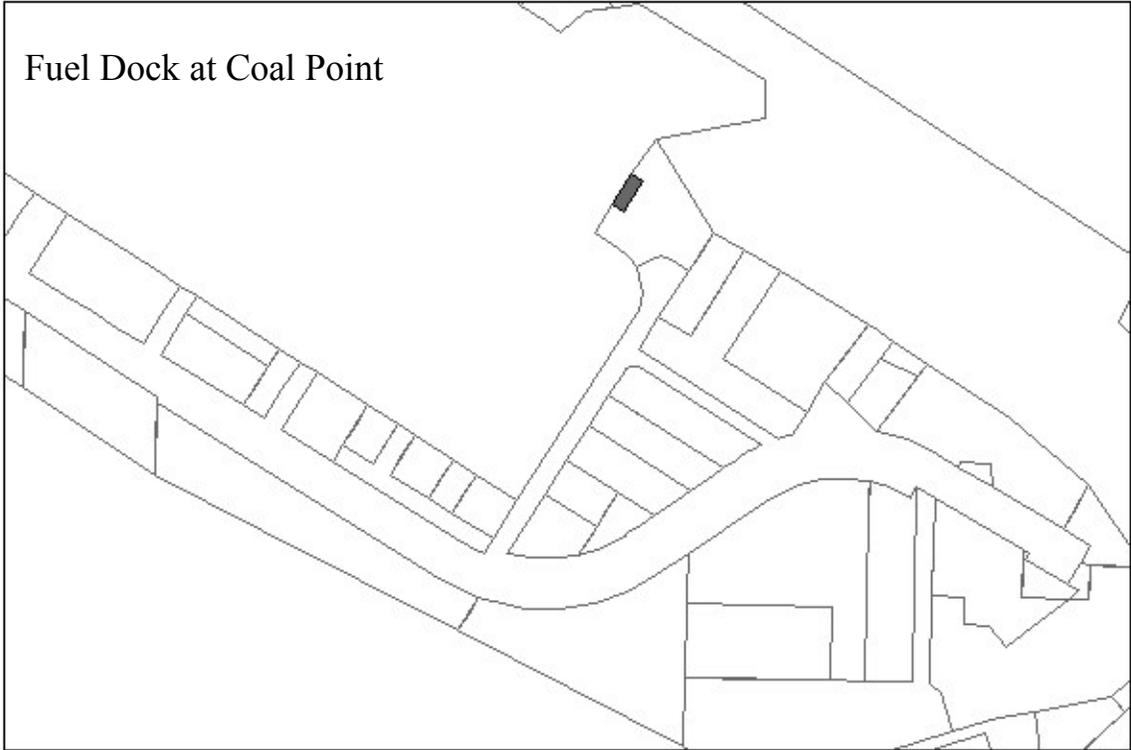
**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)

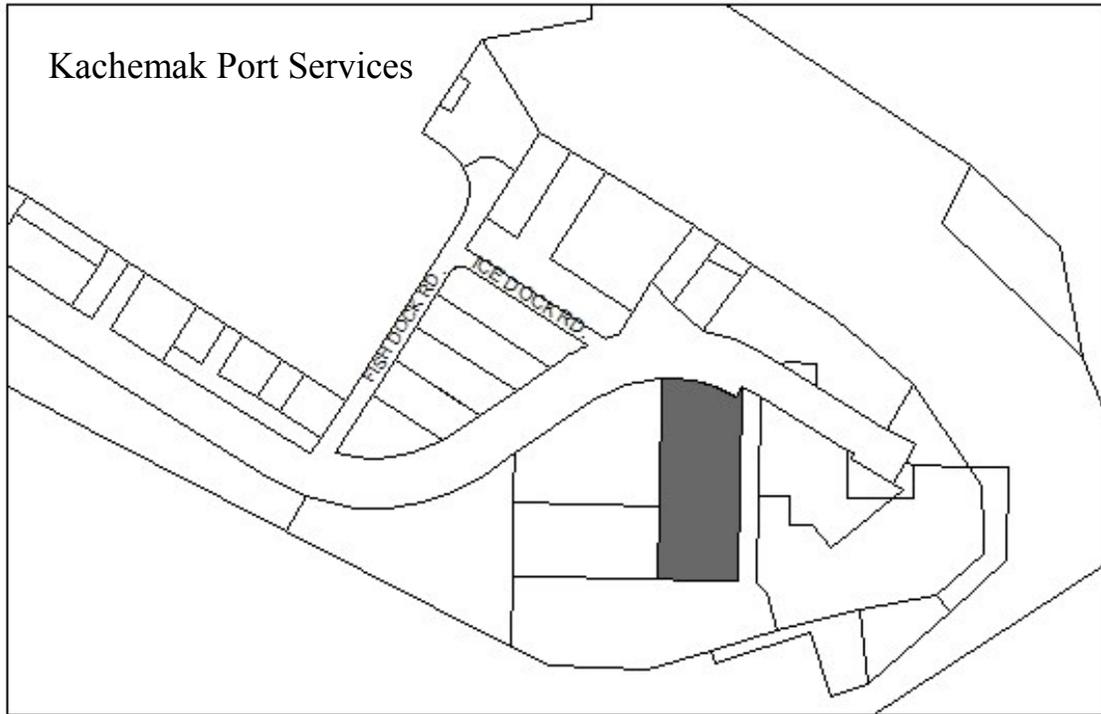
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 842 Fish Dock Road
--	------------------------------------

**Leased to:** Icicle Seafoods, Inc  
 Expiration: 9/14/2029. No options.

**Finance Dept. Code:**

 <p><b>Fuel Dock at Coal Point</b></p>	
<p><b>Designated Use:</b> Leased Land  <b>Acquisition History:</b></p>	
<p><b>Area:</b> 0.07 acres</p>	<p><b>Parcel Number:</b> 18103427</p>
<p><b>2012 Assessed Value:</b> \$476,100 (Land: \$31,100 Structure: \$476,100)</p>	
<p><b>Legal Description:</b> HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921</p>	
<p><b>Zoning:</b> Marine Industrial</p>	<p><b>Wetlands:</b> None</p>
<p><b>Infrastructure:</b> Paved road, water and sewer.</p>	<p><b>Address:</b> 843 Fish Dock Road</p>
<p><b>Leased to:</b> Harbor Enterprises/Terminal Oil Sales. Coal Point Fuel Dock.                  Expiration: 11/30/2018. No options left.</p>	
<p><b>Finance Dept. Code:</b></p>	



**Designated Use:** Leased Land. Also includes the Port Maintenance Shop and a large tank.  
**Acquisition History:**

<b>Area:</b> 2.23 acres (Lease is for a small portion of the lot)	<b>Parcel Number:</b> 18103404
--	--------------------------------

**2012 Assessed Value:** 1,540,500 (\$Land: \$496,500 Structure: \$1,044,000)

**Legal Description:** HM0890034 T07S R13W S01 HOMER SPIT SUB AMENDED LOT 48 EXCLUDING THAT PORTION AS PER LICENSE AGREEMENT 190 @ 98

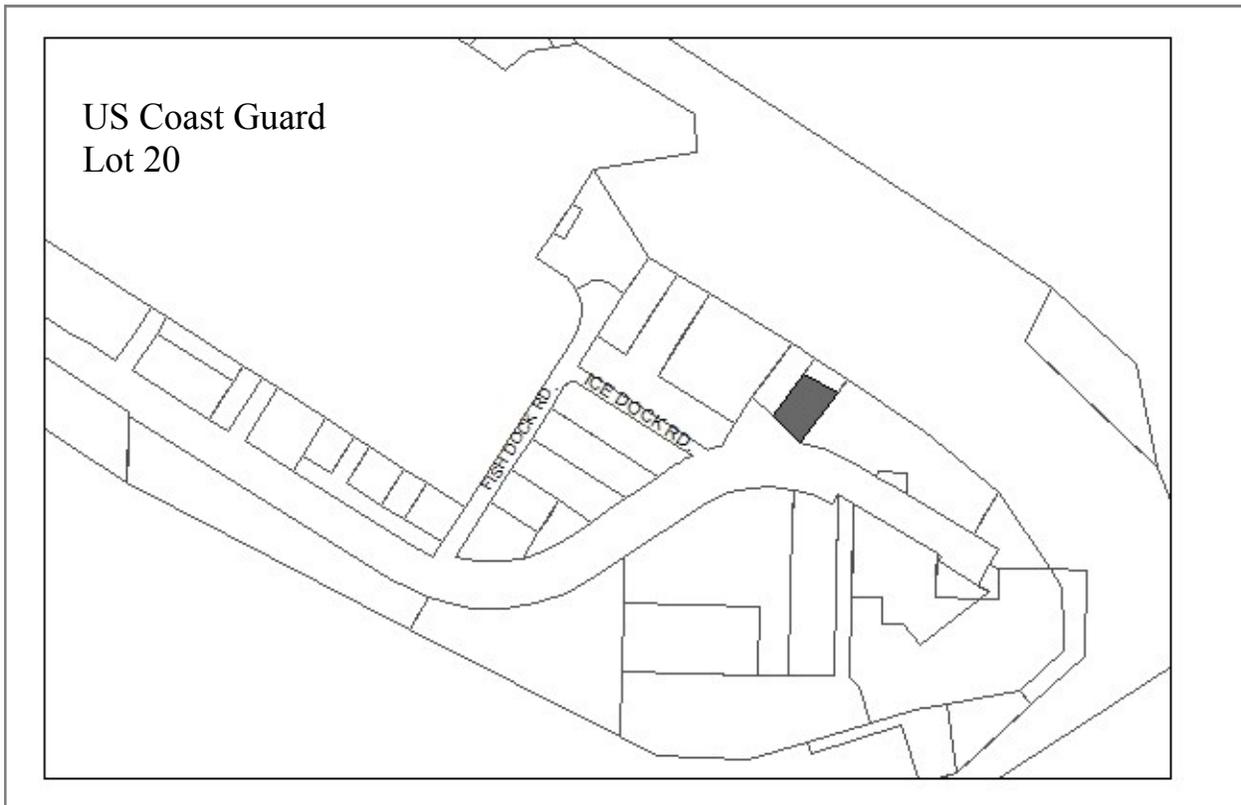
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4667 Homer Spit Road
--	--------------------------------------

**Leased to:**  
**ACS MACTel lease:** Expires 11/21/2033 with two additional one year options. (875 sq ft lease)  
**Alaska Marine Highway lease:** Alaska Marine Highway System to built a warehouse to support ferry operations, summer 2011. Lease expires 2060. (16,000 sq ft leased)

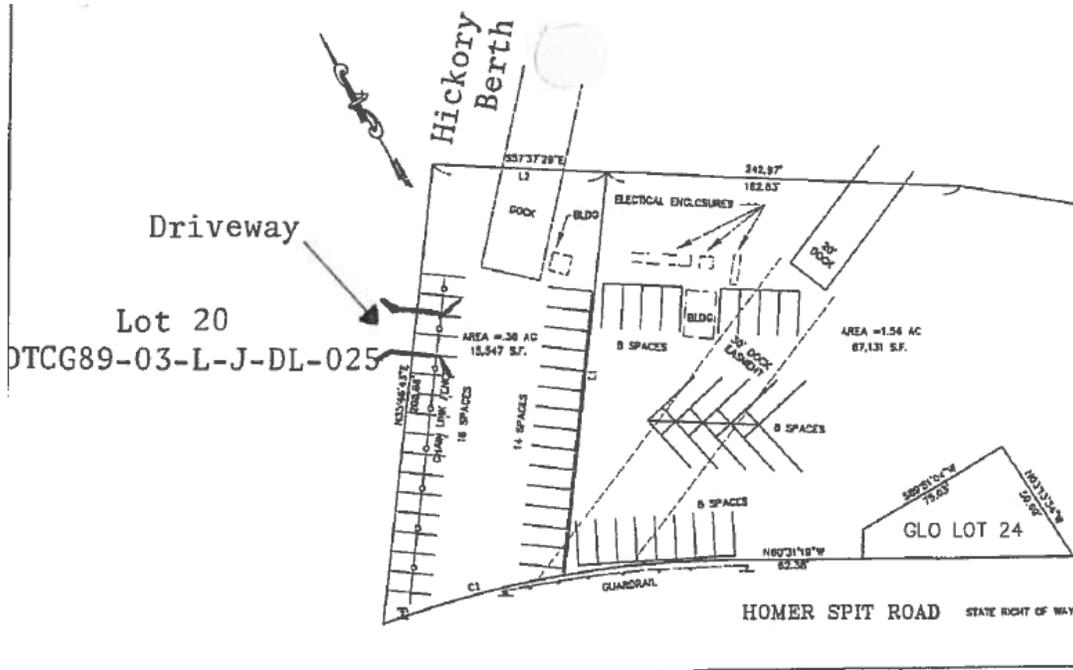
The Port Maintenance Shop is on this lot, and a large water tank, and other accessory structures.

**Finance Dept. Code:**



<b>Designated Use:</b> Lease	
<b>Acquisition History:</b>	
<b>Area:</b> 0.35 acres	<b>Parcel Number:</b> 18103445
<b>2012 Assessed Value:</b> \$112,800	
<b>Legal Description:</b> Portion of Government Lot 20	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b> 4688 Homer Spit Road
<p><b>Leased to:</b> US Coast Guard.                  Lease expires September 30, 2023                  Resolution 15-009 approved an additional 20 year lease.</p>	
<b>Finance Dept. Code:</b>	

Hickory Lease

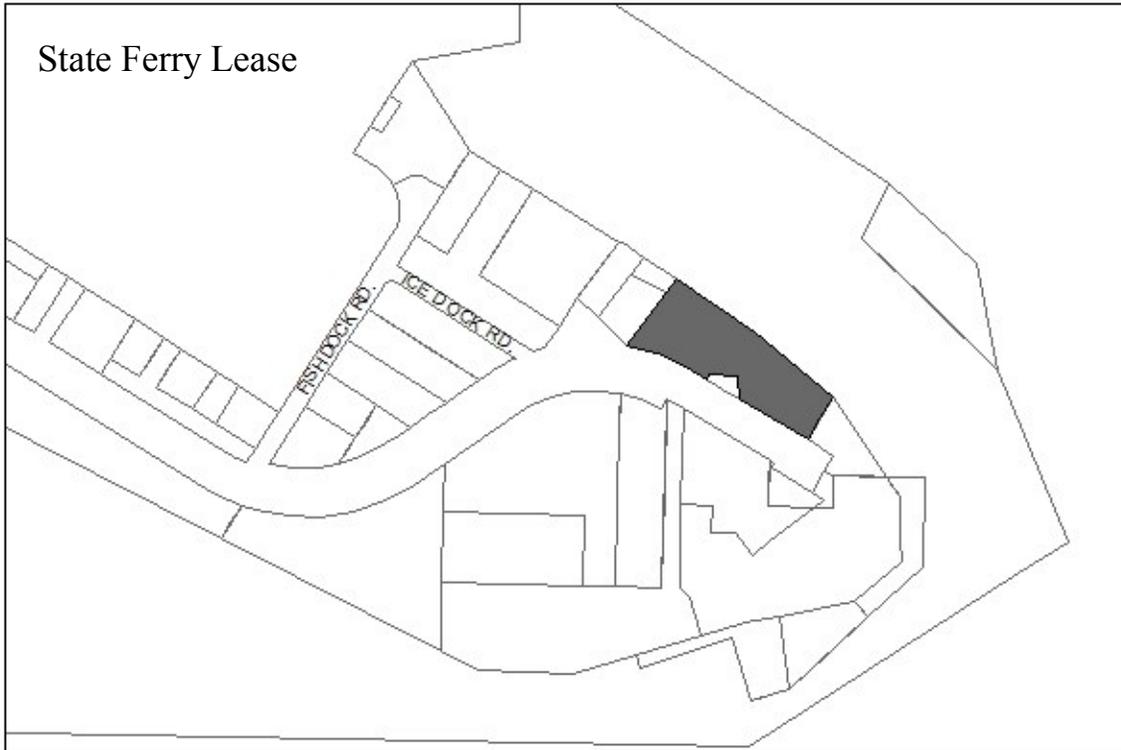


See page B-25. This lease is a portion of the Pioneer Dock.

**West trestle of the Pioneer Dock, for mooring and parking on west trestle and Lot 45A.**

**Leased to:** Coast Guard. Expiration September 30, 2022. DTCG89-03-L-J-DL-034.

**Finance Dept. Code:**



**Designated Use:** Ferry Terminal and Staging  
**Acquisition History:** Quitclaim Deed to KPPUDIST #1 2/18/64: Orig Cert filed between KPPUD and BLM for Harbor use for 25 years on 7/29/55.

**Area:** 1.83 acres or 79,799 sq ft

**Parcel Number:** 18103447

**2012 Assessed Value:** \$1,076,900 (\$423,800 Land, \$653,100 Structure)

**Legal Description:** HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-A

**Zoning:** Marine Industrial

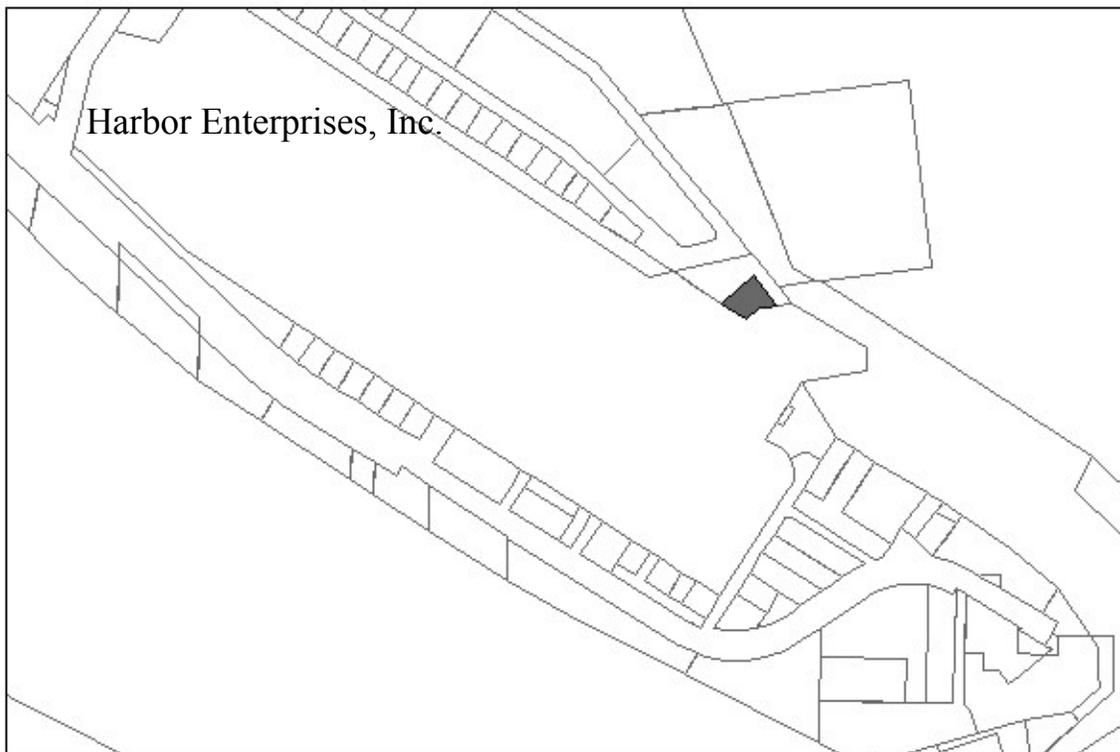
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4690 Homer Spit Road

**Leased to:** Alaska Marine Highway  
 Expiration: April 30, 2060  
 MOA on file regarding ferry terminal and city maintenance shop.

**Finance Dept. Code:**



**Designated Use:** Leased Land (Fuel tanks for fuel dock)  
**Acquisition History:**

**Area:** 20,000 sq ft (0.459 acres)

**Parcel Number:** 18103260

**2012 Assessed Value:** \$361,800 (Land: \$140,400 Structure: \$221,400)

**Legal Description:** HM0970072 T07S R13W S01 HOMER SPIT NO 6 8-E-1

**Zoning:** Marine Industrial

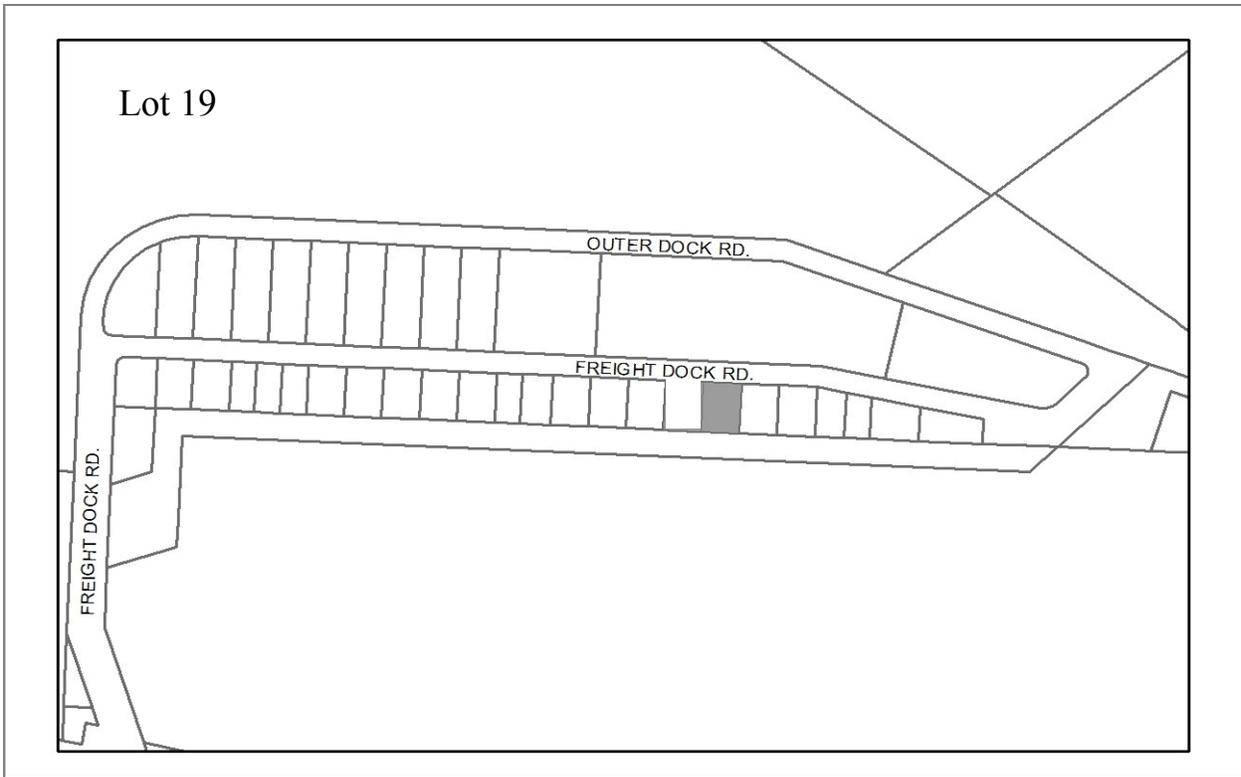
**Wetlands:** None

**Infrastructure:** Paved road, water and sewer.

**Address:** 4607 Freight Dock Road

**Leased to:** Harbor Enterprises/Terminal Oil Sales  
 Expiration: 12/1/2018 no options left.

**Finance Dept. Code:**



**Designated Use:** Lease (Resolution 09-33)  
**Acquisition History:**

**Area:** 0.96 acres, 0.32 acres

**Parcel Number:** 181032 38

**2012 Assessed Value:** \$105,000

**Legal Description:** Homer Spit No 5 Lots 19

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** paved road, water and sewer

**Notes:** Leased to Fortune Sea LLC, 10 year lease expires 4/30/2023

**Finance Dept. Code:**

## **Section C**

Other City Lands  
Generally Undesignated



**Designated Use:** Tidelands  
**Acquisition History:**

**Area:** 6,784 acres

**Parcel Number:** 18107001, 17728001, 17528001  
 1810125, 1810126

**2012 Assessed Value:** \$22,345,000

**Legal Description:** Portions of ATS 612

**Zoning:** Not zoned

**Wetlands:**

17728001—HM0742265 T06S R13W S29 ALASKA TIDELAND SURVEY 612 . 499.54 acres, \$83,200 assessed value. Patent title 1977, 84-25 Annexed by City.

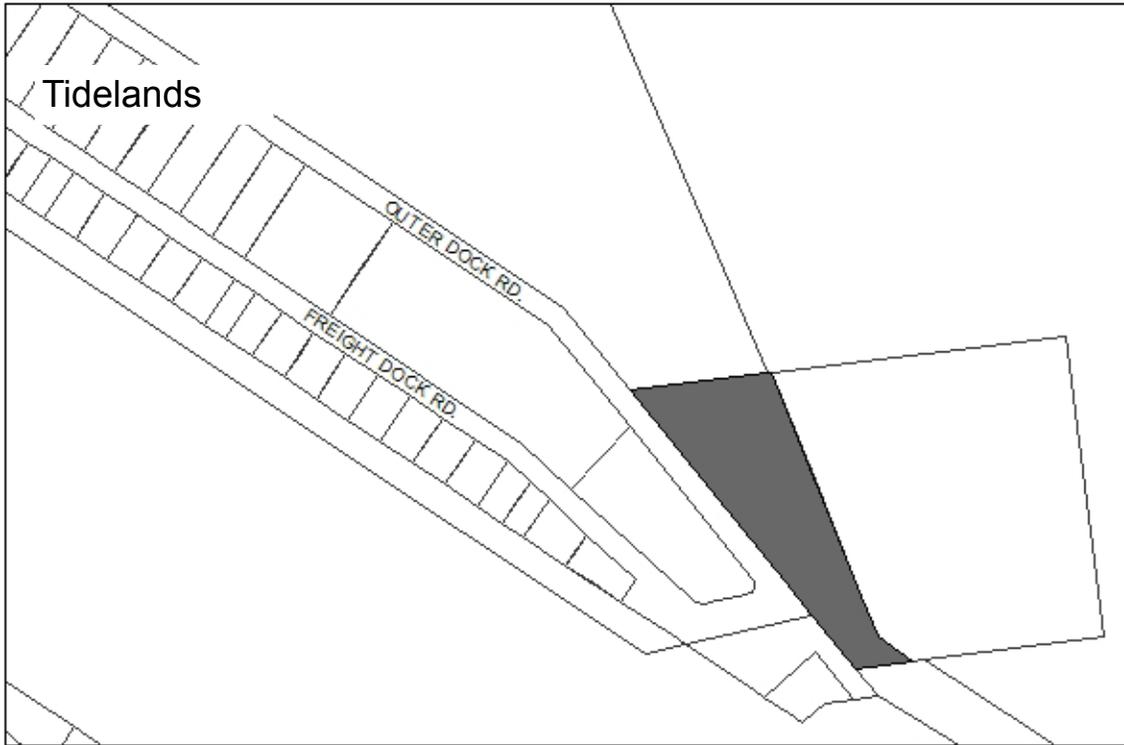
17528001 HM0770064 T06S R14W S30 ALASKA TIDELANDS SURVEY NO 612 POR SEC 23 24 & POR SEC 19 & 30. 1641.24 acres. Assessed Value: \$83,400. City Granted Title 1977 under Preference Right effective 1/3/59 Ord 84-25 Annexed by City.

18107001—HM0770064 T07S R13W S14 ALASKA TIDELANDS SURVEY 612 THAT PORTION LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T06SR13W & WITHIN SEC 1 & 2 OF T07SR13W EXCLUDING THAT PORTION OF TIDELANDS VESTED TO STATE OF ALASKA & EXCE. 4753 acres. \$20,890,100, includes Pioneer Dock improvements

Patent 1974 002459-0 Book 80 Page 171

Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern" ). They are recognized as sites of international importance. <http://www.whsrn.org/>

**Finance Dept. Code:**



**Designated Use:** Tidelands  
**Acquisition History:**

**Area:** 4.19 acres

**Parcel Number:** 18103213

**2009 Assessed Value:** \$800,800

**Legal Description:** T 6S R 13W SEC 36 T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A

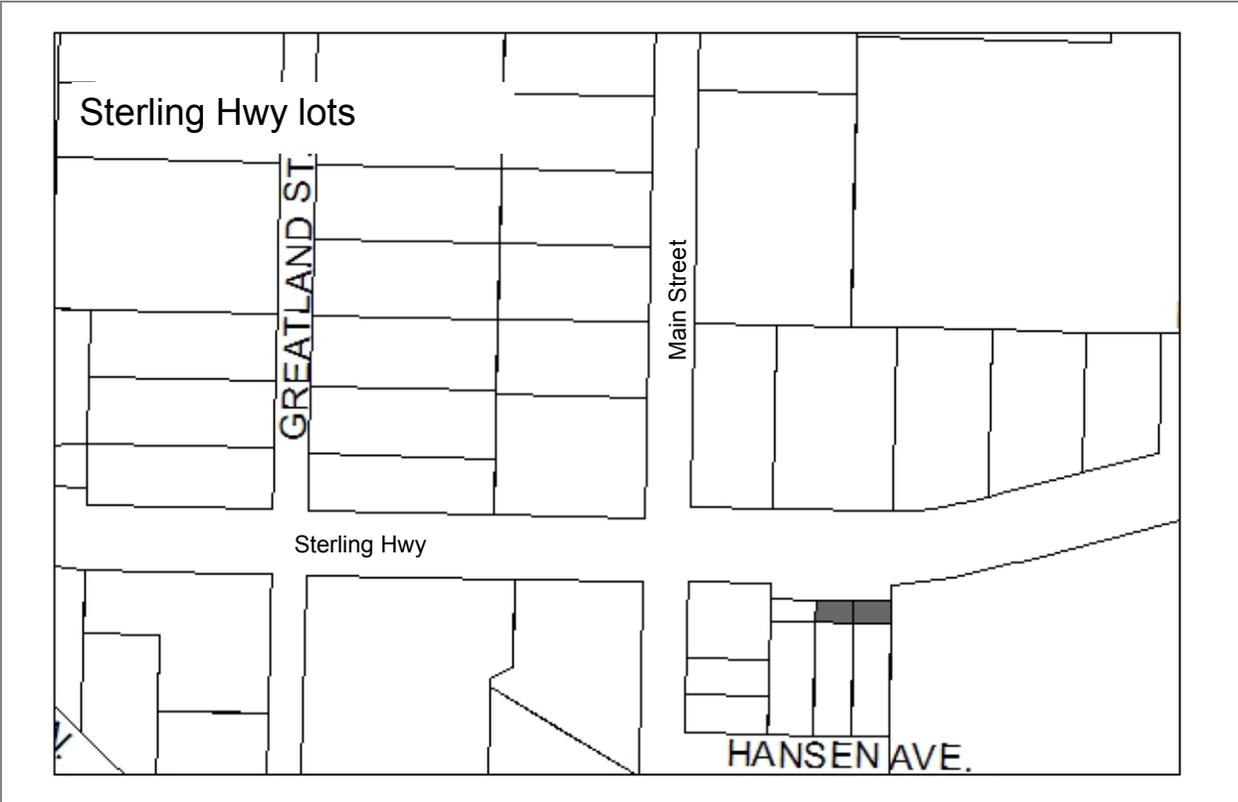
**Zoning:** Not zoned

**Wetlands:** Tidelands

**Infrastructure:**

Includes part of the causeway for the deep water dock. Lease agreement for deep water dock land, B192 p648 \$830/yr ADL 224560 55 year lease, July 1989– July 2044

**Finance Dept. Code:**



**Designated Use:** Undesignated  
**Acquisition History:** Detling Deed 6/10/82

**Area:** 0.03 acres each. Total of 2,613 sq ft      **Parcel Number:** 177154 02, 03

**2009 Assessed Value:** \$1,400

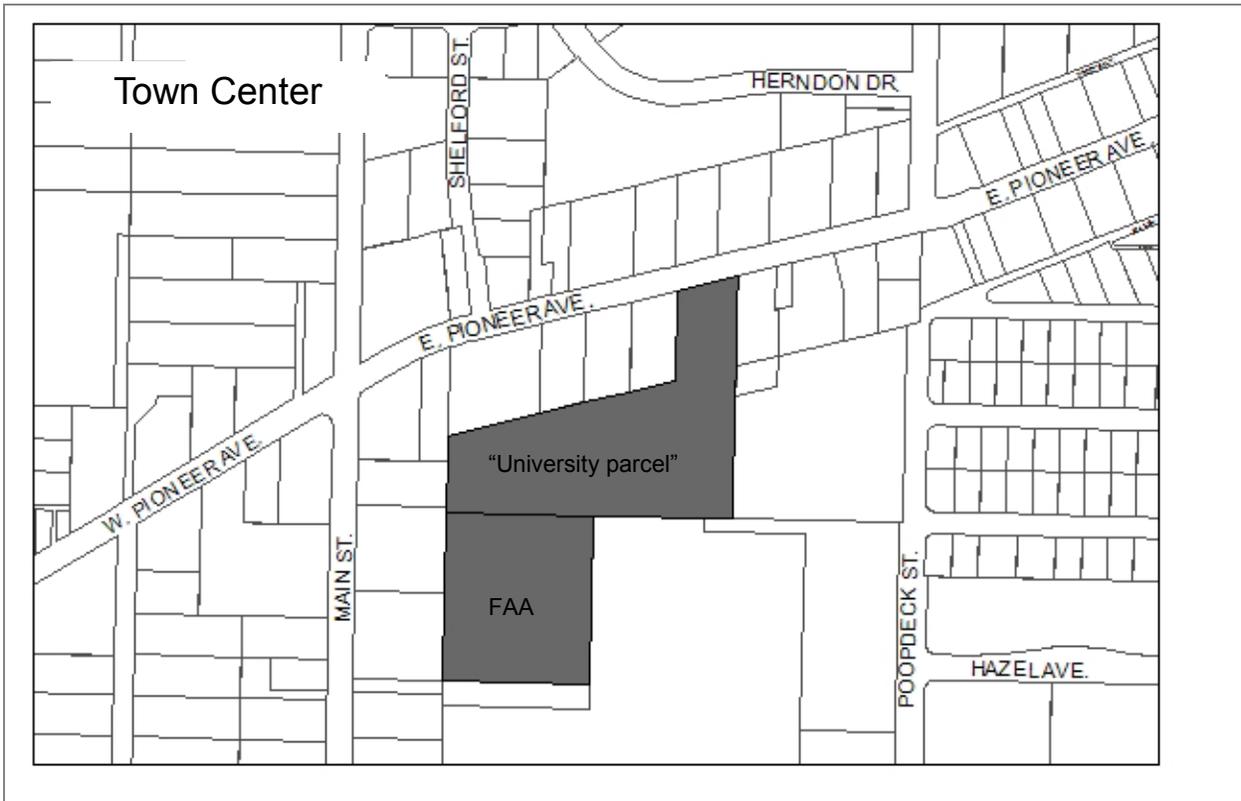
**Legal Description:** T6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY-PASS ROAD, T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD\*

**Zoning:** Central Business District      **Wetlands:** Possibly. Lots are steep.

**Infrastructure:** Paved Road and sidewalk

**Notes:** Lots are steep; they run from the Sterling Highway grade down the slope to the adjoining property. Lot dimensions are approximately 50'x30'.

**Finance Dept. Code:**



**Designated Use:** UA land: Land was sold to the City by UA with the intent it would be used for town center. FAA site: Held for possible UA/state shared consortium library agreement and land trade for land at Bridge Creek. Resolution 14-084 Identifying Homer FAA Site Sub Tract 38A in the Town Center as a Viable Location for a Community Center.  
**Acquisition History:** UA: Ord 03-61 purchase.

<b>Area:</b> 7.71 acres	<b>Parcel Number:</b> 17719209, 17708015
-------------------------	--

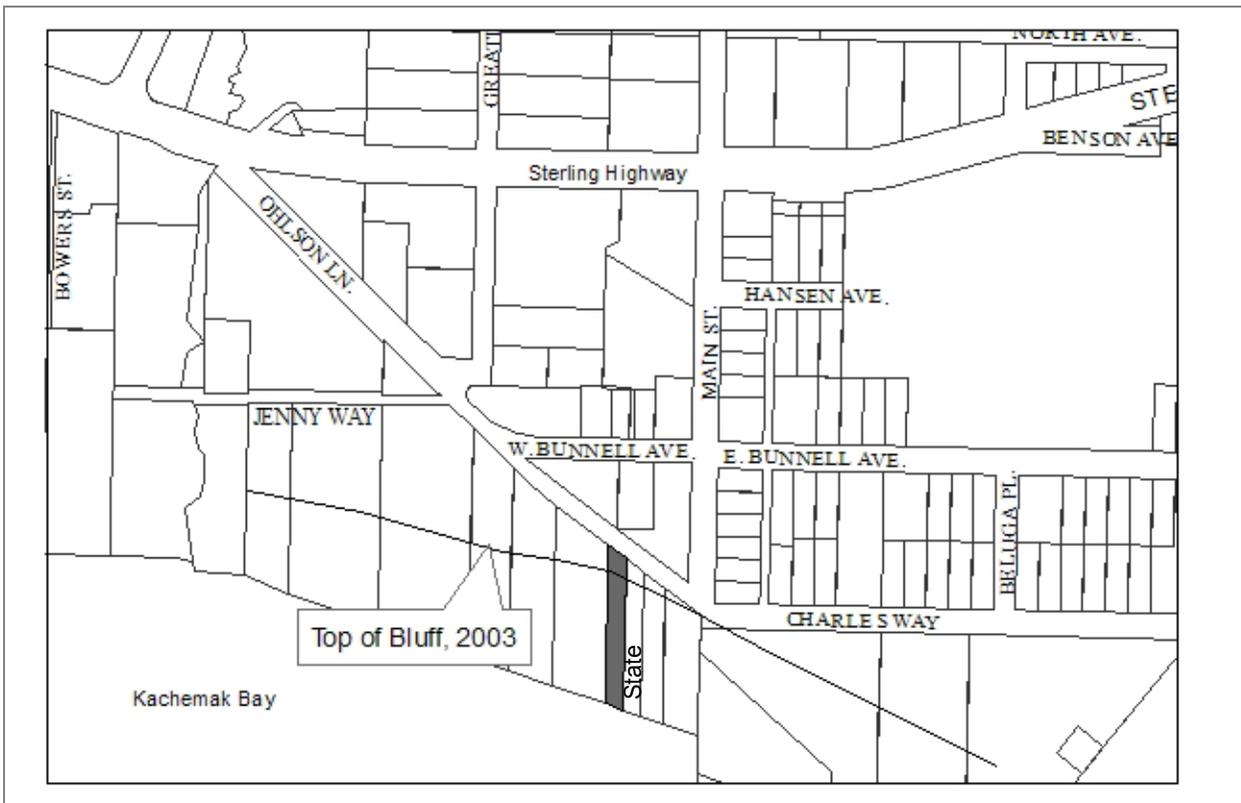
**2009 Assessed Value:** \$520,200

**Legal Description:** Homer FAA Site Sub Tract 38A, UA lot: Portion of Nils O Svedlund Sub lot 7 tract B, long legal.

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> City had a wetland delineation done in 2006. There is about a 1/2 acre of wetlands between the two sites.
--	--

**Infrastructure:** Must be built as land is developed.

**Finance Dept. Code:**



**Designated Use:** Undesignated  
**Acquisition History:** Donated by Herrick, Resolution 90-7

<b>Area:</b> 0.32 acres	<b>Parcel Number:</b> 17520009
-------------------------	--------------------------------

**2009 Assessed Value:** \$27,500

**Legal Description:** HM T06S R13W S19 PORTION THEREOF S OF OLSEN LANE

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None. Bluff property.
--	--

**Infrastructure:** Gravel Road access, no water or sewer

**Notes:**

**Finance Dept. Code:** 392.0008



**Designated Use:** Undesignated  
**Acquisition History:** The western lots were granted by State Patent.

**Area:** 10 acres total. Each lot is 2.5 acres.      **Parcel Number:** 179080 09,15,25,26

**2009 Assessed Value:** Each lot: \$20,400. Total: \$81,600

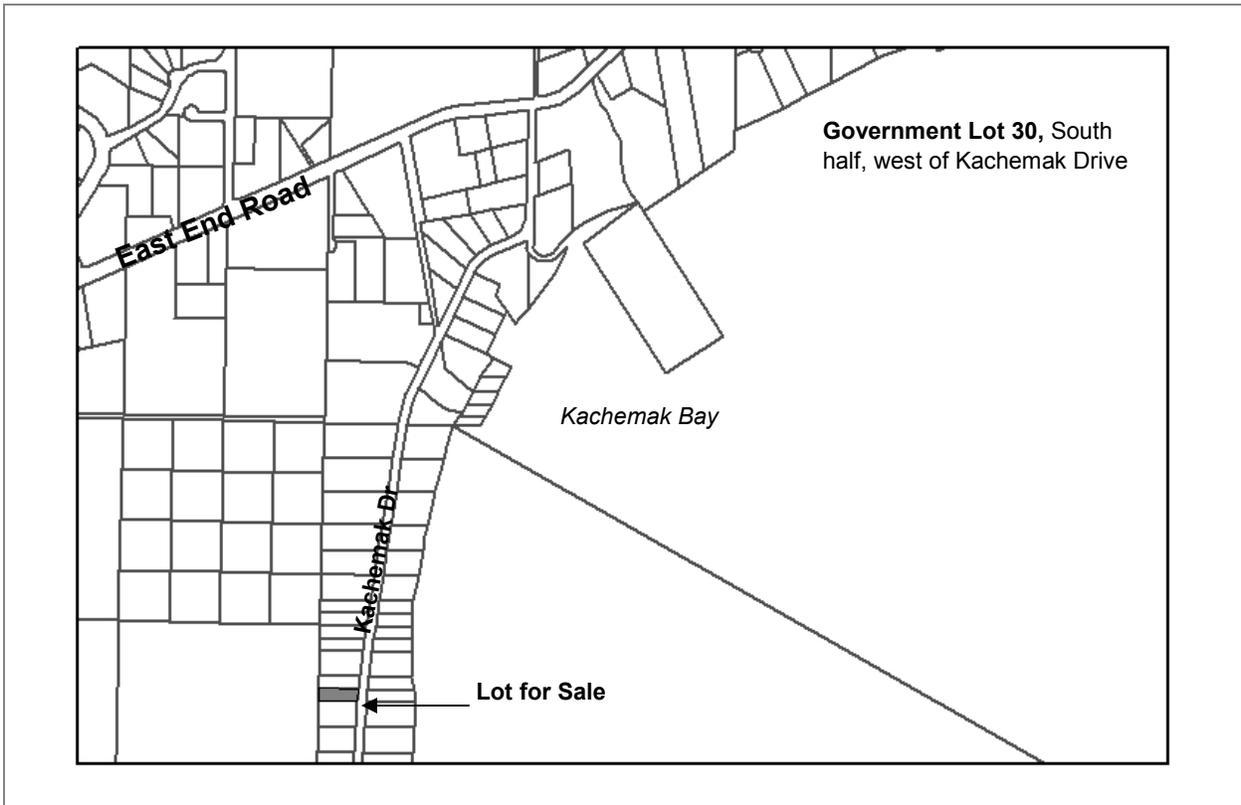
**Legal Description:** Government Lots 10, 21, 24, 25, HM T06S R13W S14

**Zoning:** General Commercial 2      **Wetlands:** Lots are mostly wetlands. Formal delineation would be needed prior to any project planning.

**Infrastructure:** No infrastructure currently available.

**Notes:** Two adjacent lots are privately owned. The rest of the square lots are owned by the Kenai Peninsula Borough. There is limited legal access to the eastern lots. There may be no legal access to the western lots.

**Finance Dept. Code:**



**Designated Use:** Sell (Resolution 2011-37(A))  
**Acquisition History:** Tax foreclosure, Ord 2010-24(S)

<b>Area:</b> 0.49 acres	<b>Parcel Number:</b> 17908050
-------------------------	--------------------------------

**2009 Assessed Value:** \$2,300

**Legal Description:** South half of Government Lot 30 Lying West of Kachemak Drive

<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Will require wetland permit for development
----------------------------------	--

**Infrastructure:** Paved road, power lines. Part of Phase II Kachemak Drive Water and Sewer LID.

**Notes:** Acquired from the Kenai Peninsula Borough through tax foreclosure. Parcel is wetlands.

**Finance Dept. Code:**



**Designated Use:** Sell (Resolution 2009-33)  
**Acquisition History:** Tax foreclosure (seawall) KPB Ord 02-41

**Area:** 1.66 acres **Parcel Number:** 177174-06, 07

**2009 Assessed Value:** \$51,500 (combined value)

**Legal Description:** Lot 43 and 44, Oscar Munson Subdivision

**Zoning:** Rural Residential **Wetlands:** Most of these lots are tidal and critical habitat.

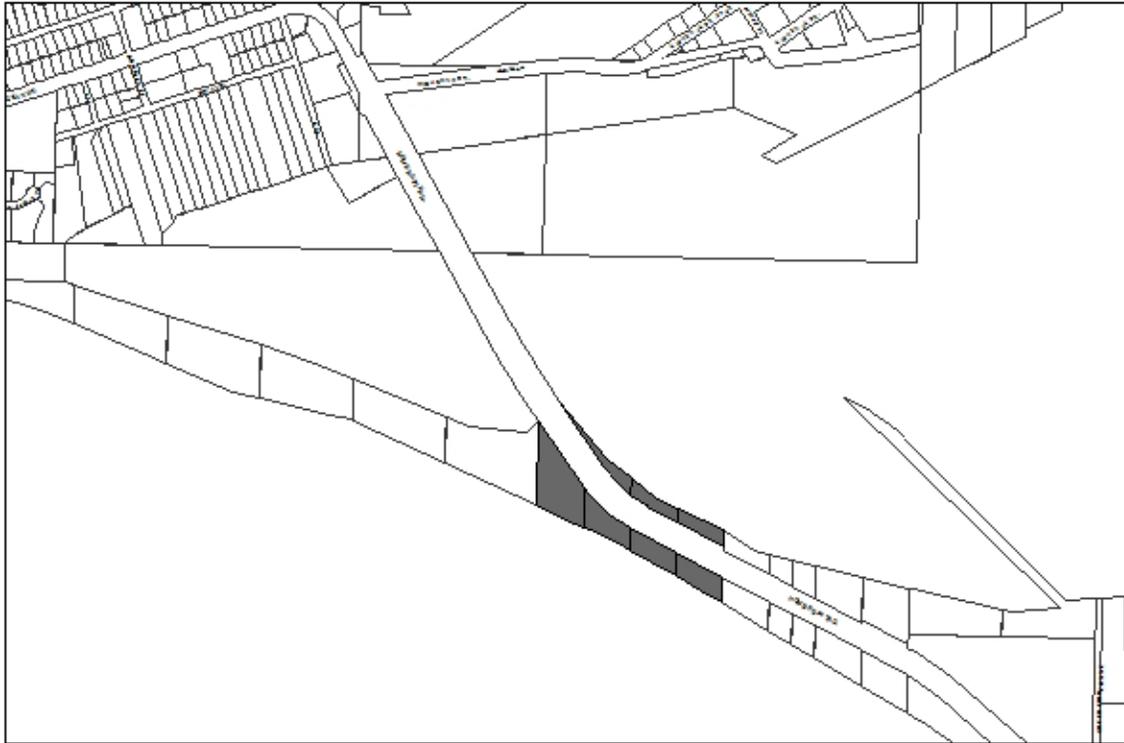
**Infrastructure:** Gravel road, water and sewer, seawall.

**Notes:** These lots contain seawall frontage. There is little to any developable area. There continues to be bluff erosion above the seawall on these lots. There are seawall and LIS assessments due on these properties. Contact Finance for payoff amounts. No commercial appraiser was willing to conduct an appraisal.

Resolution 2009-33: Sell Lots 43 and 44 Oscar Munson Subdivision.

February 2012 update: City Manager will put the lots out to bid in the spring, using the Borough assessment as the minimum bid instead of an appraisal. No local appraisers were able to appraise the property because there are no comparable properties, and the land has limited to no value for residential development.

**Finance Dept. Code:**



**Designated Use:** Intertidal Wetland Habitat for Shorebirds To be Conservation Easement  
**Acquisition History:** EVOS purchase/Unknown

**Area:** 10.96 acres

**Parcel Number:** 18101 08-14

**2009 Assessed Value:** \$104,300

**Legal Description:** T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 5,6,7,8

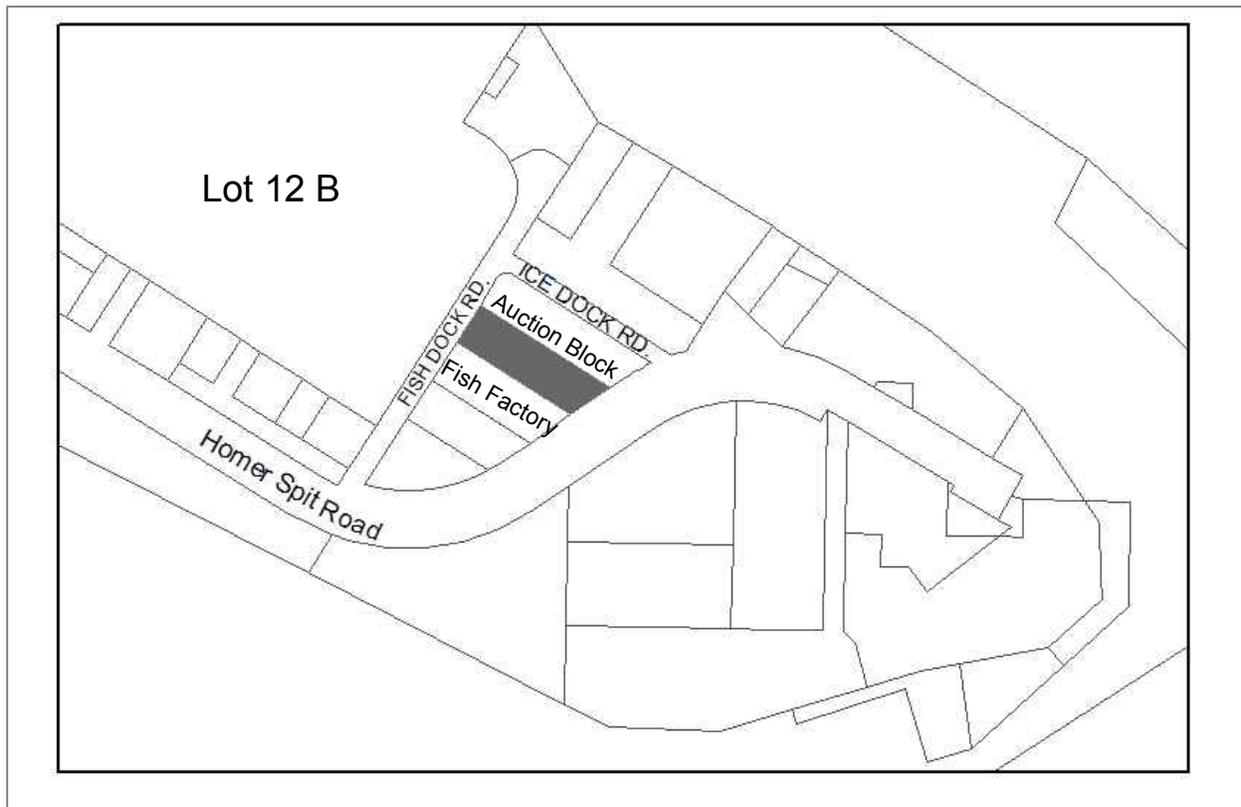
**Zoning:** N of Homer Spit Rd: Marine Industrial.  
 S of road, Open Space Recreation

**Wetlands:** Tidal

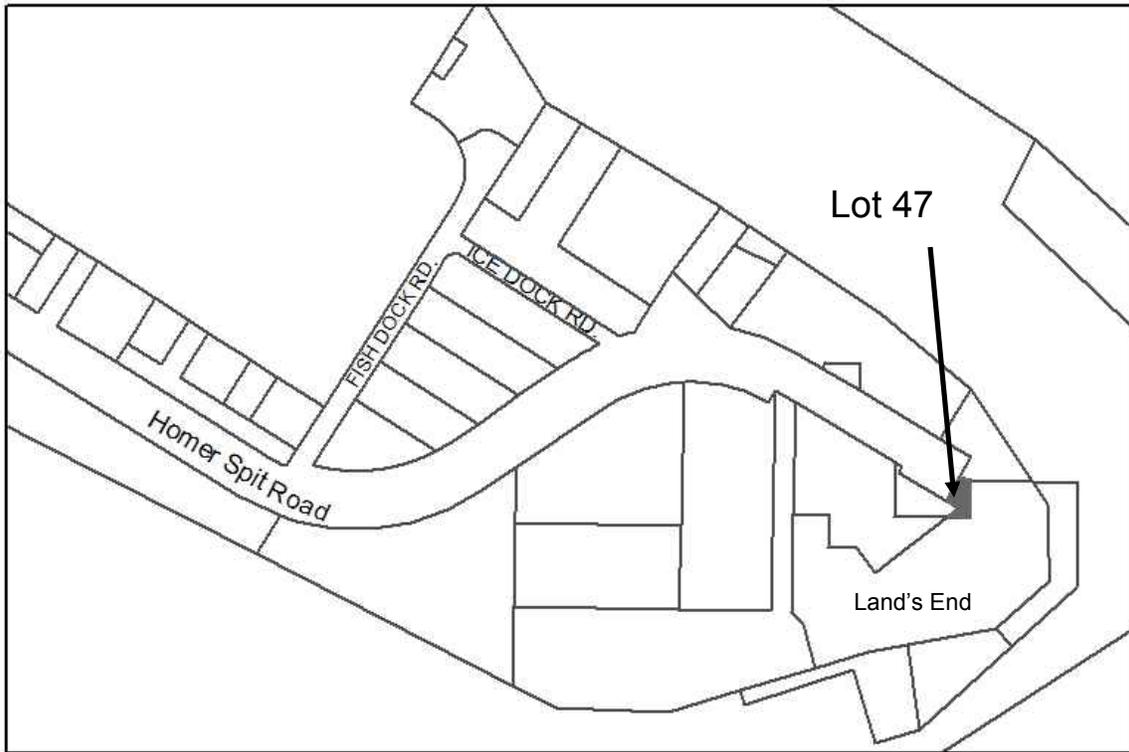
**Infrastructure:** Paved road, Homer Spit Trail

**Notes:** Previous land allocation plan records show this property was an EVOS purchase and was to be placed into a conservation easement. However, this was never completed as far as staff can research, while the easements on the other EVOS properties were completed in 1998. These properties need further research: how they were acquired and any restrictions, and if they were in fact EVOS purchases or have any easements.

**Finance Dept. Code:**



<b>Designated Use:</b> Leased Lands	
<b>Acquisition History:</b>	
<b>Area:</b> 0.68 acres	<b>Parcel Number:</b> 18103451
<b>2009 Assessed Value:</b> \$265,300	
<b>Legal Description:</b> City of Homer Port Industrial Subdivision No 4 Lot 12-B	
<b>Zoning:</b> Marine Industrial	
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<p>Parcel has the fish grinder on it, and possibly a short term lease for storage from neighboring business. The whole parcel is not readily available for a long term lease.</p> <p>Resolution 09-33: Remove Lot 12-B City of Homer Port Industrial Subdivision No 4 from lots that may be leased until the drainage issues are resolved.</p> <p>Resolution 10-21: Administration is directed to address the drainage problems and usage of this lot.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Undesignated. Has easement to Land's End

**Acquisition History:**

**Area:** 0.08 acres

**Parcel Number:** 18103408

**2009 Assessed Value:** \$55,600

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47

**Zoning:** Marine Industrial

**Wetlands:** N/A

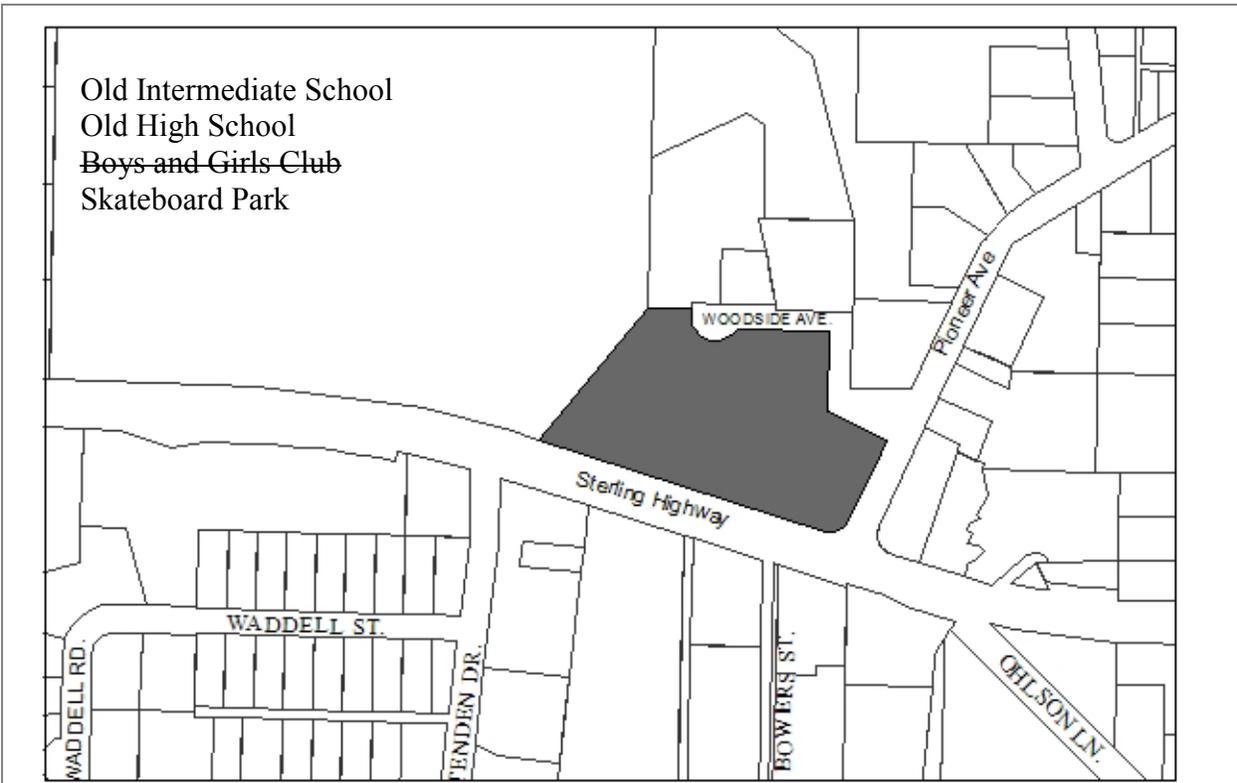
**Infrastructure:** Paved road, sewer through lot

**Notes:**

In the process of selling to Lands End, spring 2014

**Finance Dept. Code:**

**Section D**  
**City Facilities**



**Designated Use:** Resolution 14-110, Designating the Homer Education and Recreation Complex (HERC) Site as the Location for the Proposed New Homer Public Safety Building  
**Acquisition History:** Given to the City by KP.B. Old Middle School and HS. Reso 98-63

**Area:** 4.3 acres

**Parcel Number:** 17510070

**2012 Assessed Value:** \$4,809,400 (Land \$809,400 Structure, built in 1956 25,000 sq ft \$4,000,000)

**Legal Description:** HM2000022 T06S R13W S19 TRACT 2 HOMER SCHOOL SURVEY 1999 CITY ADDN

**Zoning:** Central Business District

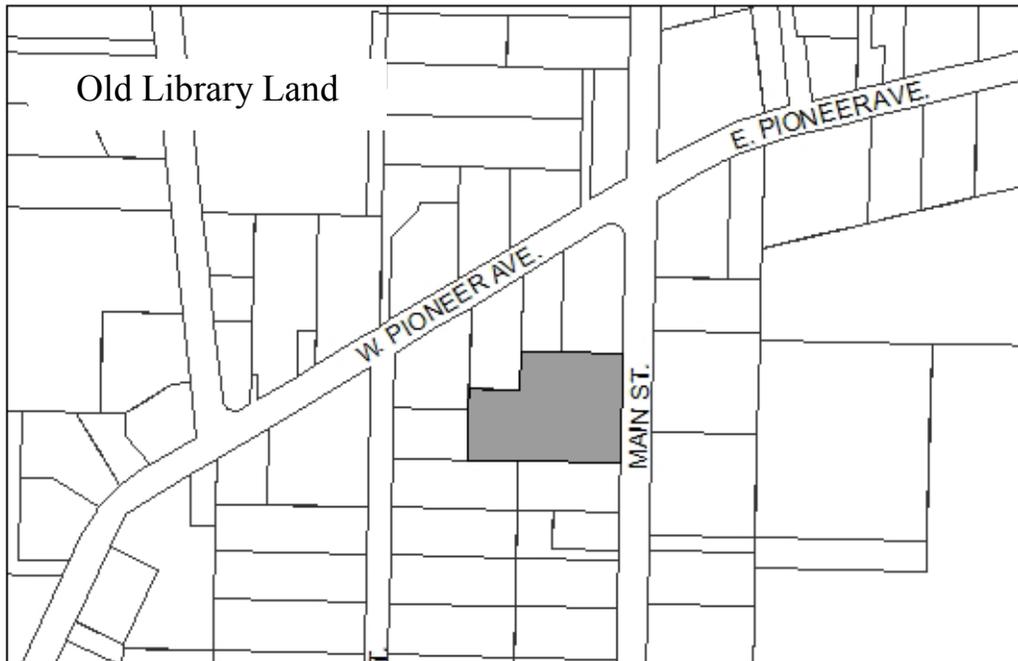
**Wetlands:** Creek on western edge

**Infrastructure:** Paved access and parking. Water and Sewer.

**Notes:**

- Skateboard Park on premises.
- Deed restrictions removed by Kenai Peninsula Borough, fall 2014

**Finance Dept. Code:** 170.0032 175.100.05



**Designated Use:** Sell.  
**Acquisition History:** Deed: Jewel July 1982 (back lot portion) Deed: Watson 1978 (library/Pioneer area)

<b>Area:</b> 1.31 acres	<b>Parcel Number:</b> 17514416
-------------------------	--------------------------------

**2009 Assessed Value:** \$189,200

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Drainage and wetlands may be present
--	---

**Infrastructure:** Paved road, water, sewer

**Notes:** This land was formerly part of the old library site. The library building was subdivided onto its own lot, and sold. This lot was put up for sale but did not receive any bids. Minimum bid in late 2007 was set at \$462,500. Intent to sell the lot and pay down debt on the library loan.

Land was put on the market again in 2009 with a minimum bid of \$228,000, and no bids were received. Resolution 11-037(A) Offer for sale, and if not sold, designate as a conservation buffer. February 2012 update: Land will be put on the market again in the spring.

The land has a nice bay view, but would require stumping. Driveway access off of Main Street is very steep. It is likely significant dirt work would be needed to make this lot viable for commercial or multifamily development.

**Finance Dept. Code:**



**Designated Use:** Library. Resolution 2003-72  
**Acquisition History:** KPB Ord 93-09

<b>Area:</b> 5.25 acres	<b>Parcel Number:</b> 17710739, 17710740
-------------------------	--

**2009 Assessed Value:** \$3,335,200 (Land 335,200, Structure 3,000,000)

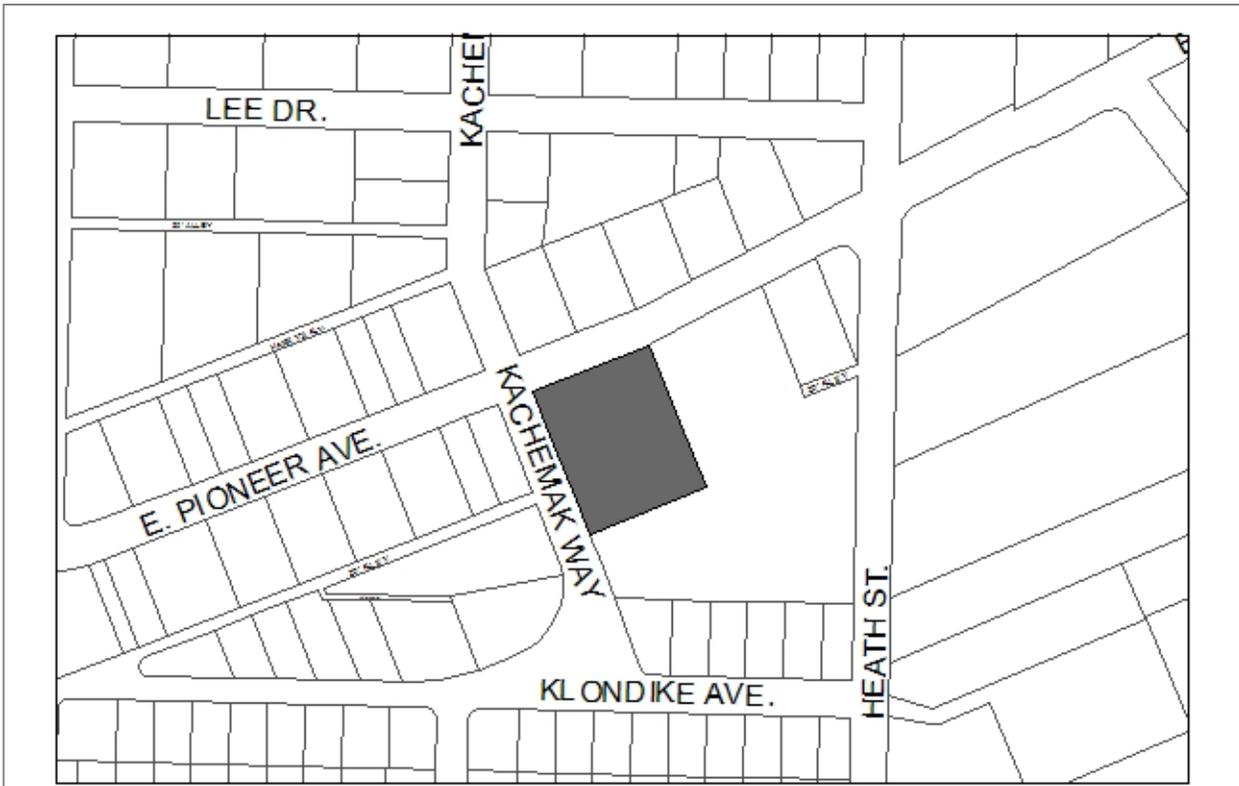
**Legal Description:** HM2005036 T06S R13W S20 TRACT B GLACIER VIEW SUB NO 26, HM2005036 T06S R13W S20 TRACT A GLACIER VIEW SUB NO 26

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands present
--	--

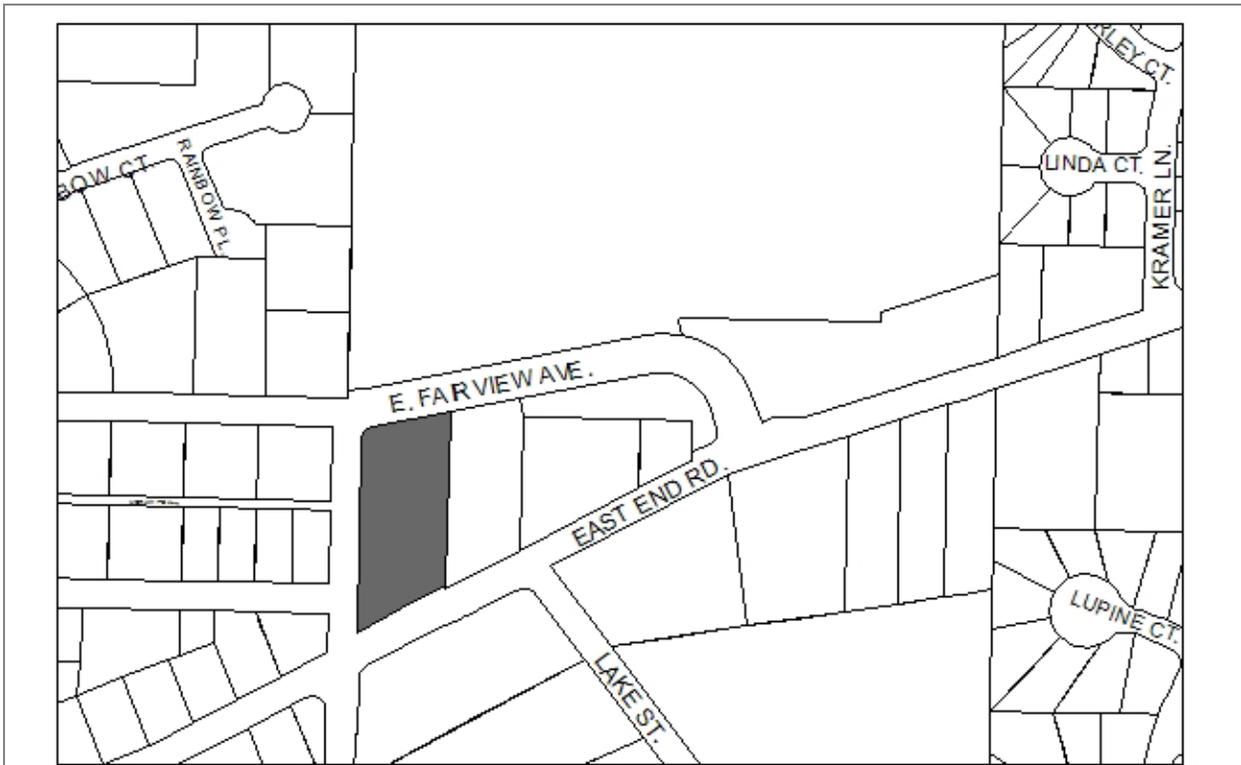
**Infrastructure:** Paved road access, trail access, water and sewer available.

**Notes:**

**Finance Dept. Code:**



<b>Designated Use:</b> City Hall	
<b>Acquisition History:</b> Purchased, Schoulz 12/31/86	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 17720408
<b>2009 Assessed Value:</b> \$1,082,100 (Land 172,300 Structure 909,800)	
<b>Legal Description:</b> HM2004048 T06S R13W S20 Glacier View Subdivision Campus Addition Lot 6-A-2	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> None
<b>Infrastructure:</b> Paved road access, water and sewer.	
<b>Notes:</b> New addition and remodel 2011/12. Lower parking area paved.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Police and fire stations  
**Acquisition History:** Straub Warr Deed 4/74, partial purchase Straub 4/5/74

<b>Area:</b> 1.57 acres	<b>Parcel Number:</b> 17702057
-------------------------	--------------------------------

**2009 Assessed Value:** \$2,054,700 ( Land: \$208,000 Structure: \$1,846,700)

**Legal Description:** HM 0870011 NEW HOMER HIGH SCHOOL NO 2 Tract 1-B

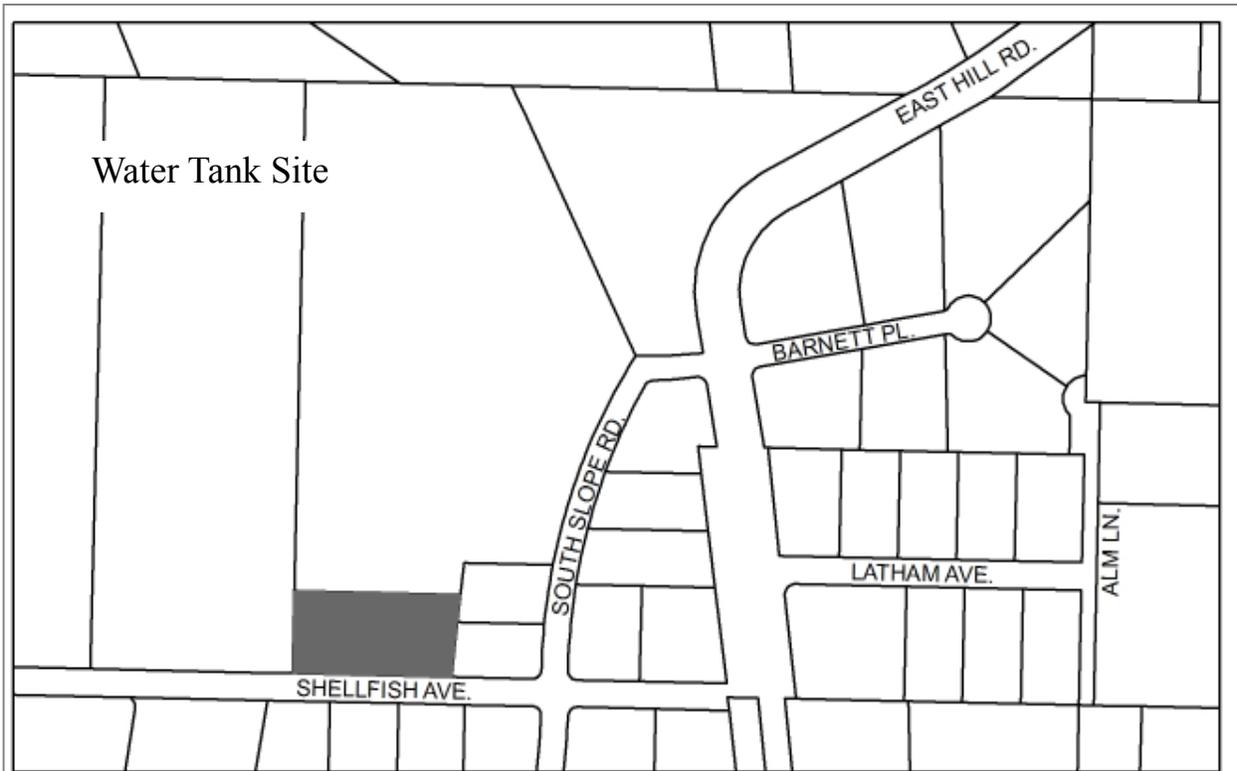
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
--	----------------------

**Infrastructure:** Water, Sewer, Paved access

**Notes:**

**Finance Dept. Code:**

<p><b>Designated Use:</b> Water Tank (A Frame Tank)  <b>Acquisition History:</b> Dehel Deed 6/1/65</p>	
<p><b>Area:</b> 0.5 acres</p>	<p><b>Parcel Number:</b> 17504011</p>
<p><b>2009 Assessed Value:</b> \$30,700</p>	
<p><b>Legal Description:</b> HM T06S R13W S18 N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4</p>	
<p><b>Zoning:</b> Rural Residential</p>	<p><b>Wetlands:</b> Possible drainage through site</p>
<p><b>Infrastructure:</b> N/A</p>	
<p><b>Notes:</b></p>	
<p><b>Finance Dept. Code:</b></p>	



**Designated Use:** Future Water Tank  
**Acquisition History:** Ordinance 14-39

**Area:** 1.5 acres

**Parcel Number:** 17701009

**2015 Assessed Value:**

**Legal Description:** T6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2

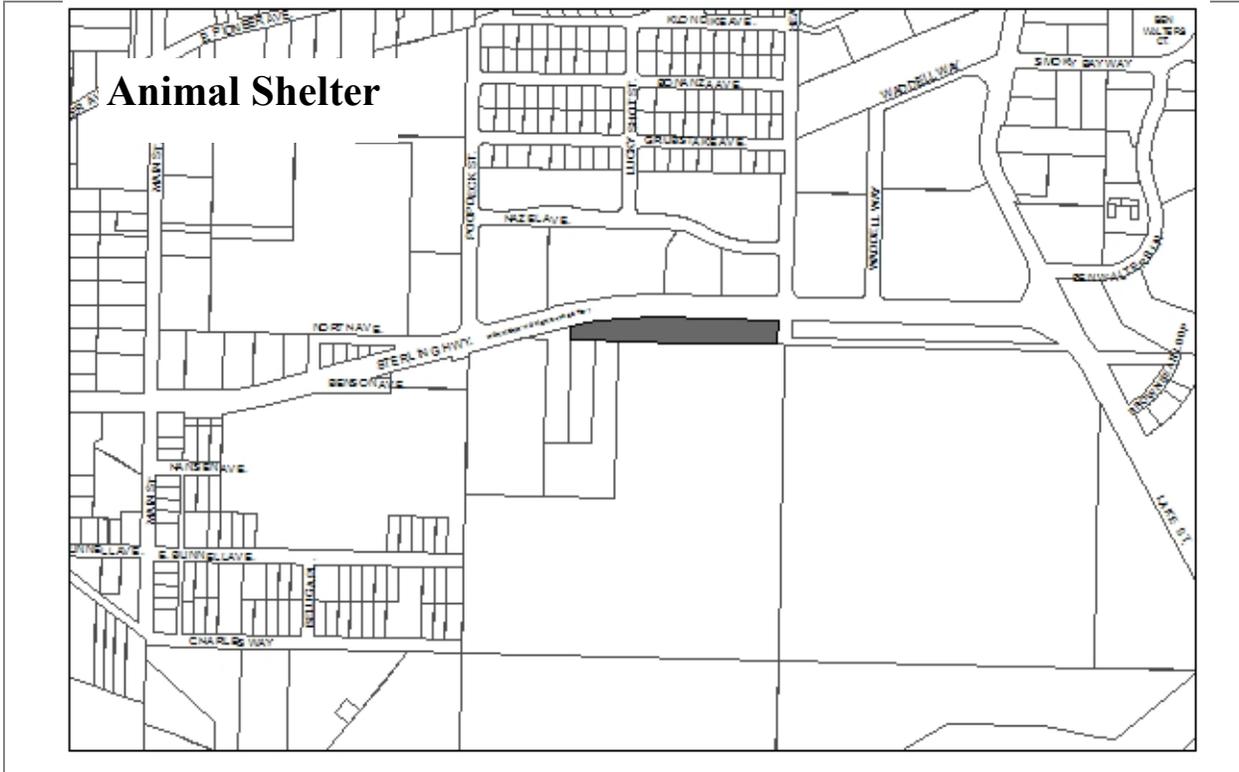
**Zoning:** Rural Residential

**Wetlands:**

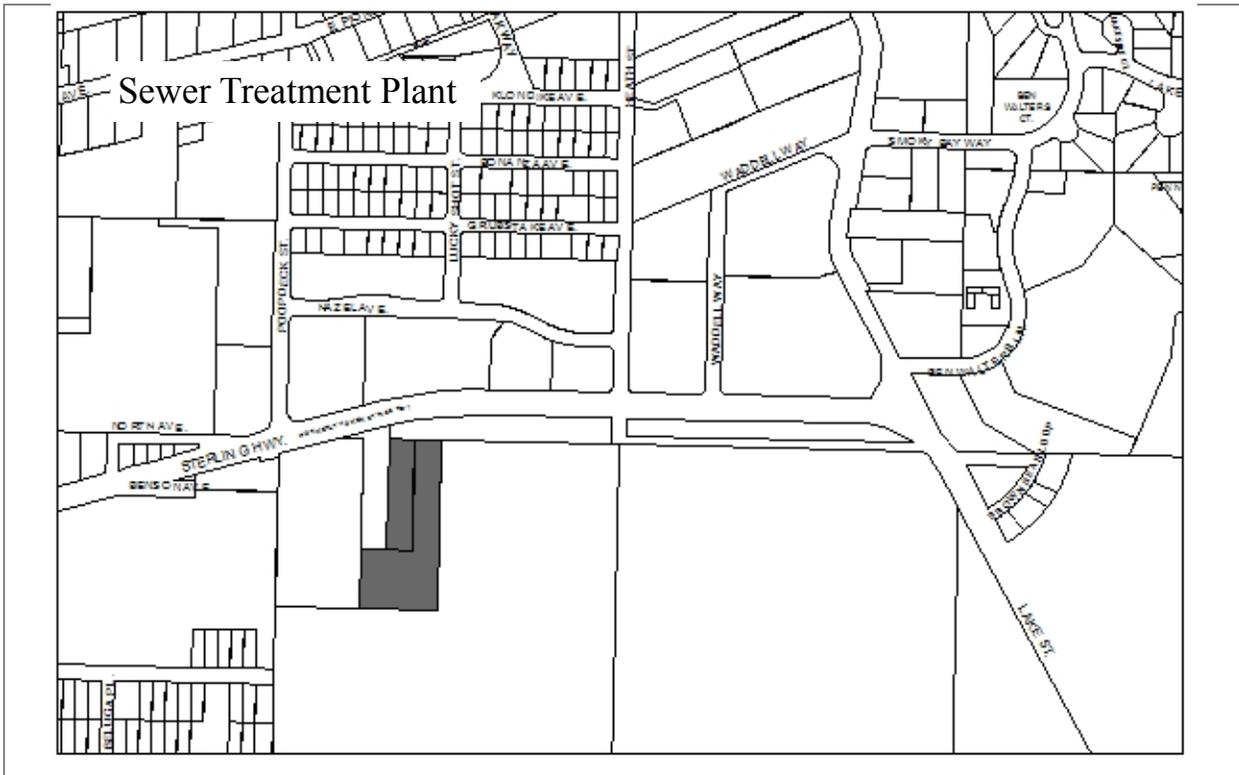
**Infrastructure:** N/A

**Notes:** Future location of a new water tank. (2016 construction?)

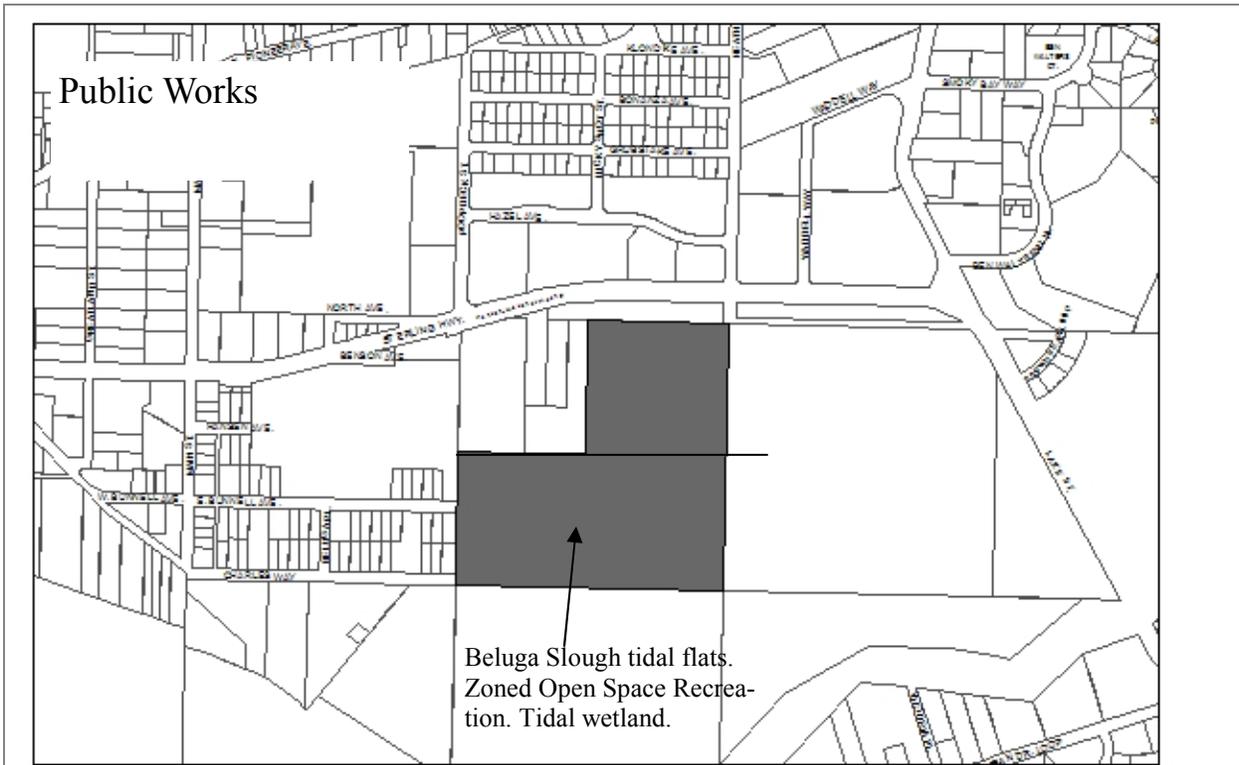
**Finance Dept. Code:**



<b>Designated Use:</b> Animal Shelter	
<b>Acquisition History:</b> Heath Deed 3/10/71	
<b>Area:</b> 1.85 acres	<b>Parcel Number:</b> 17714020
<b>2009 Assessed Value:</b> \$984,900 (Land \$109,600, Structure \$875,300)	
<b>Legal Description:</b> Glacier View Subdivision No 18 Lot 1	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, Sewer, gravel access via Public Works	
<p><b>Notes:</b> Also includes landscaped area along the Sterling Highway maintained by Parks and Recreation, and named Superintendent's Park.</p> <p>Constructed in 2004. 3,828 sq feet.</p>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Sewage Treatment	
<b>Acquisition History:</b> see below	
<b>Area:</b> 4.08 acres	<b>Parcel Number:</b> 177140 14, 15
<b>2009 Assessed Value:</b> \$2,528,100 (Land: \$448,900 Structures/Improvements: \$2,079,200)	
<b>Legal Description:</b> T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164, T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
<b>Infrastructure:</b> Water and Sewer. Access via PW complex	
<p><b>Notes:</b>                  Acquisition:                  17414014: Mitchell Warr Deed 1/9/84                  17714015: Heath/Whitmore Deed 3-71</p> <p>2008 Resolution 08-48 recommends a replat to vacate common lot lines. Resolution 10-35(A) Replat the Sewer Treatment Plant lots to vacate the common lot line.</p> <p>Within a FEMA mapped flood hazard area.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public Works  
**Acquisition History:** Heath Dead 3/10/71

<b>Area:</b> 30 acres	<b>Parcel Number:</b> 17714016
-----------------------	--------------------------------

**2009 Assessed Value:** \$1,778,500 (Land: \$585,500, Structures: \$1,203,000)

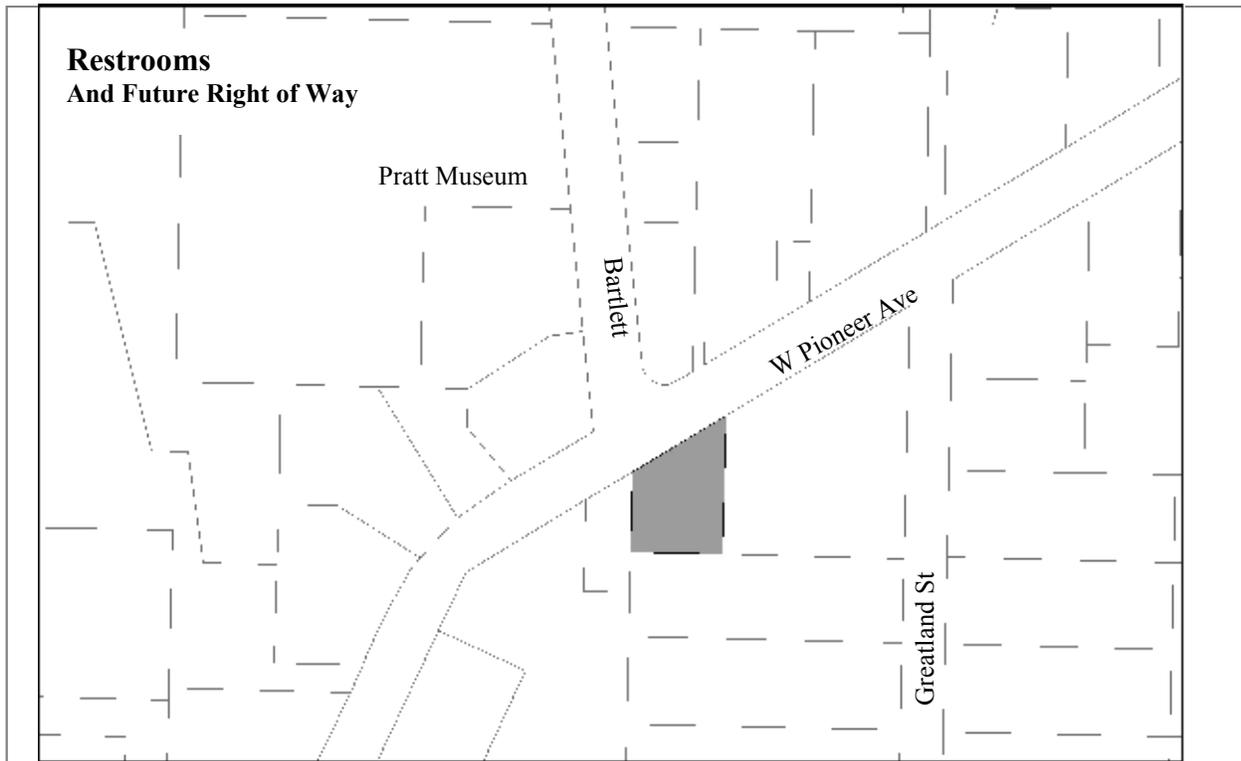
**Legal Description:** T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4

<b>Zoning:</b> Central Business/Open Space	<b>Wetlands:</b> Yes
--	----------------------

**Infrastructure:** Paved Road, water and sewer

**Notes:**  
 Within a FEMA mapped flood hazard area.

**Finance Dept. Code:**



**Designated Use:** Restroom and Future right of way  
**Acquisition History:** Ordinance 2012-42

<b>Area:</b> 0.27 acres	<b>Parcel Number:</b> 17514301
-------------------------	--------------------------------

**2012 Assessed Value:** \$58,800

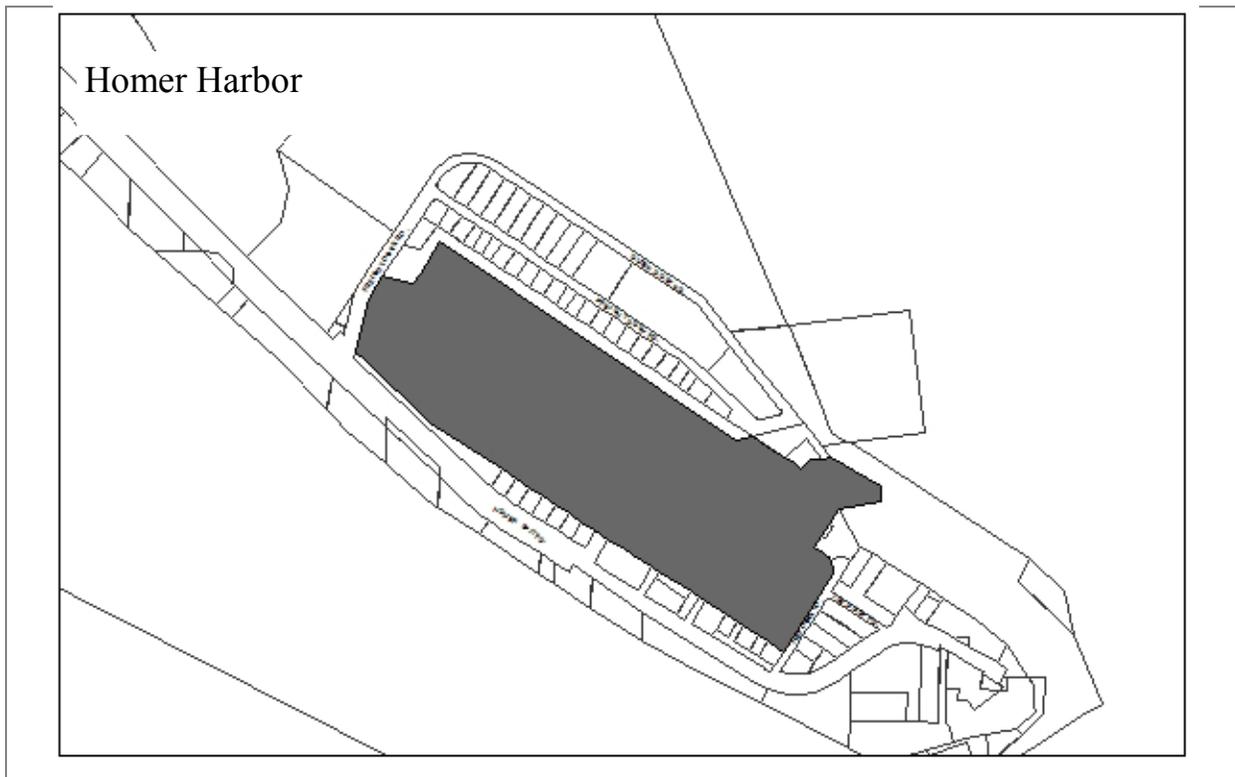
**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Yes
--	----------------------

**Infrastructure:** Paved Road, water and sewer

**Notes:**  
 Public restroom constructed 2013-2014  
 Future road extension for Bartlett.

**Finance Dept. Code:**



**Designated Use:** Homer Small Boat Harbor  
**Acquisition History:** Reso 99-51 Reconveyed from ACOE

<b>Area:</b> 72.94	<b>Parcel Number:</b> 18103214
--------------------	--------------------------------

**2009 Assessed Value:** \$5,607,100

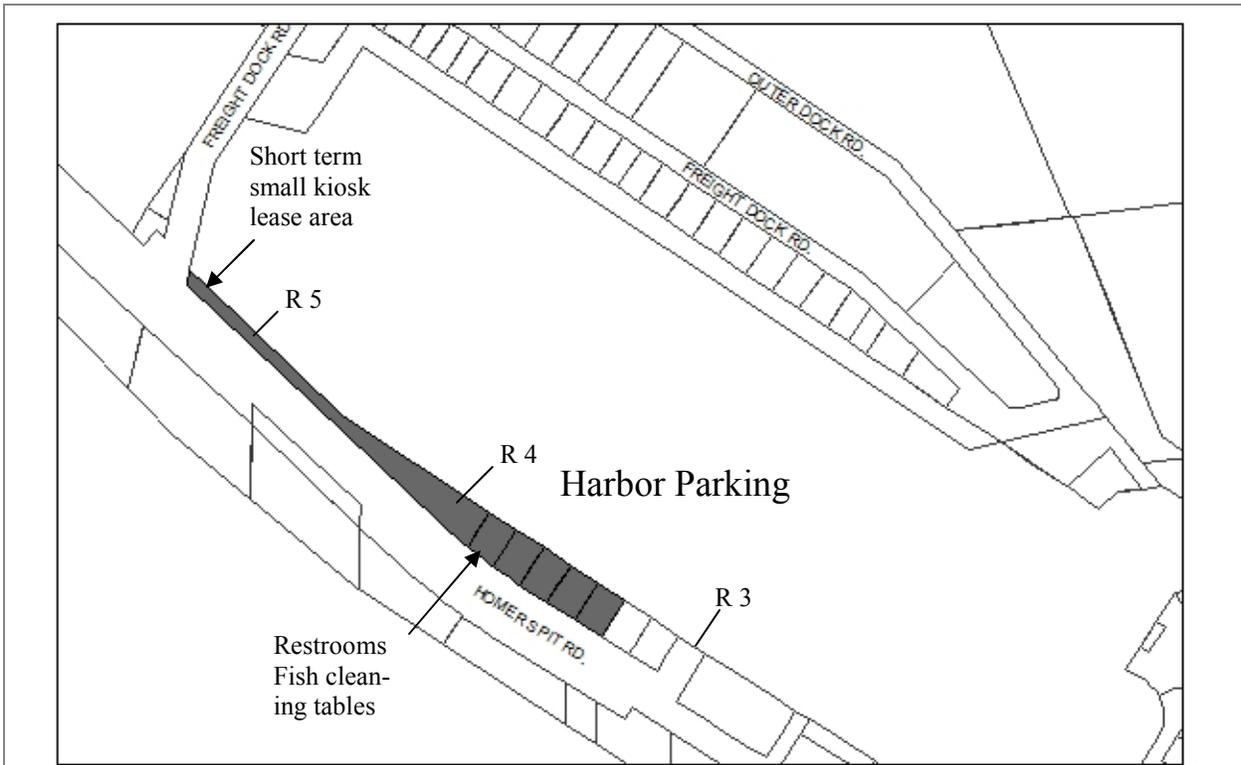
**Legal Description:** T 6S R 13W SEC 35 T 6S R 13W SEC 36 T 7S R 13W SEC 1 T 7S R 13W SEC 2 HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR SEWARD MERIDIAN

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

**Infrastructure:** floats, road access, water and sewer

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Parking  
**Acquisition History:**

**Area:** 3.12 acres

**Parcel Number:** 181033 18-22, 24

**2009 Assessed Value:** \$953,200 (Land: \$1,110,800, Structures: \$142,300)

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13-17, HM 0910003 HOMER SPIT SUB NO TWO SEWARD MERIDIAN LOT 12A

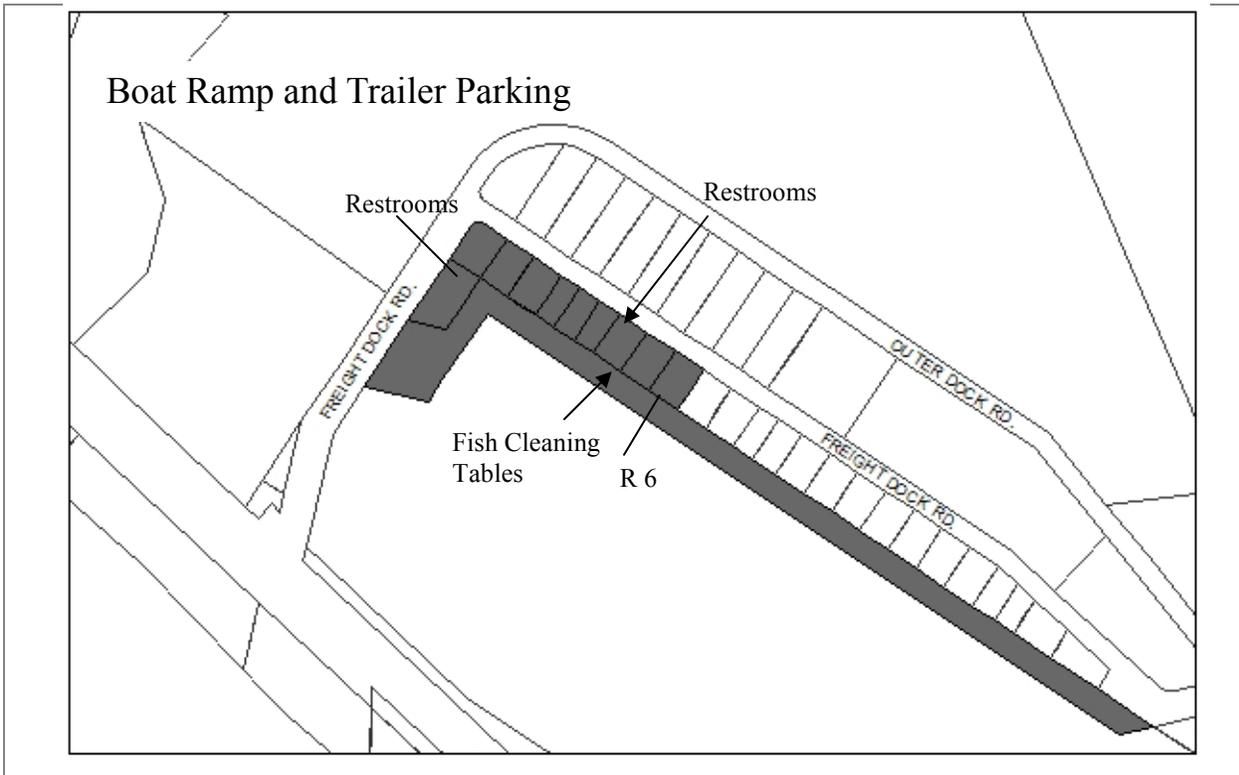
**Zoning:** Marine Commercial

**Wetlands:** N/A

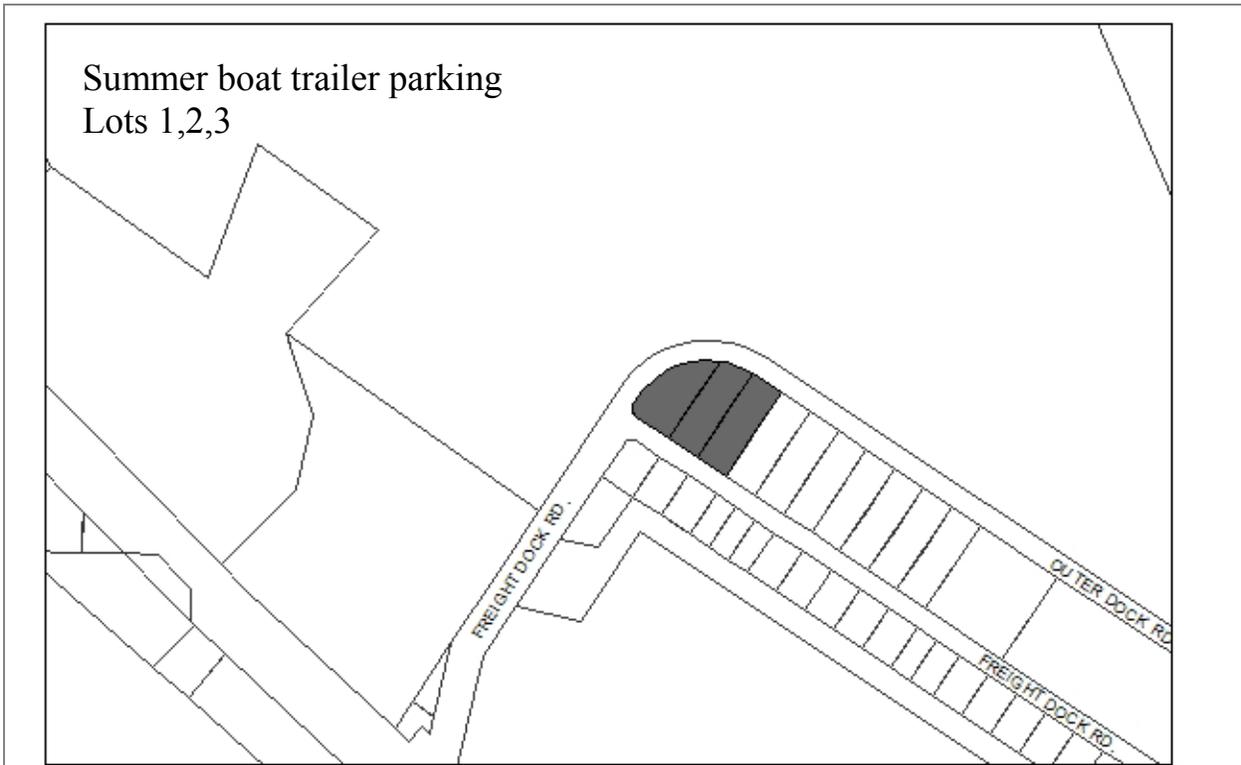
**Infrastructure:** Paved road, water and sewer, public restrooms

**Notes:**

**Finance Dept. Code:**



<b>Designated Use:</b> Boat ramp and trailer parking	
<b>Acquisition History:</b>	
<b>Area:</b> 8.32 acres	<b>Parcel Number:</b> 181032 47-58, 18103216
<b>2009 Assessed Value:</b> \$2,323,400	
<b>Legal Description:</b> Homer Spit Sub No 5 Lots 28-37, Homer Spit Sub No 2 Amended Lot G-8	
<b>Zoning:</b> Marine Industrial, over slope area is Marine Commercial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved road, water and sewer, public restrooms	
<p><b>Notes:</b> Includes boat launch and most of the trailer parking, two newly constructed public restrooms and over slope area along the harbor.</p> <p>Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.</p>	
<b>Finance Dept. Code:</b>	



**Designated Use:**  
**Acquisition History:**

<b>Area:</b> 1.98 acres	<b>Parcel Number:</b> 181032-21,22,31
-------------------------	---------------------------------------

**2009 Assessed Value:** \$698,600

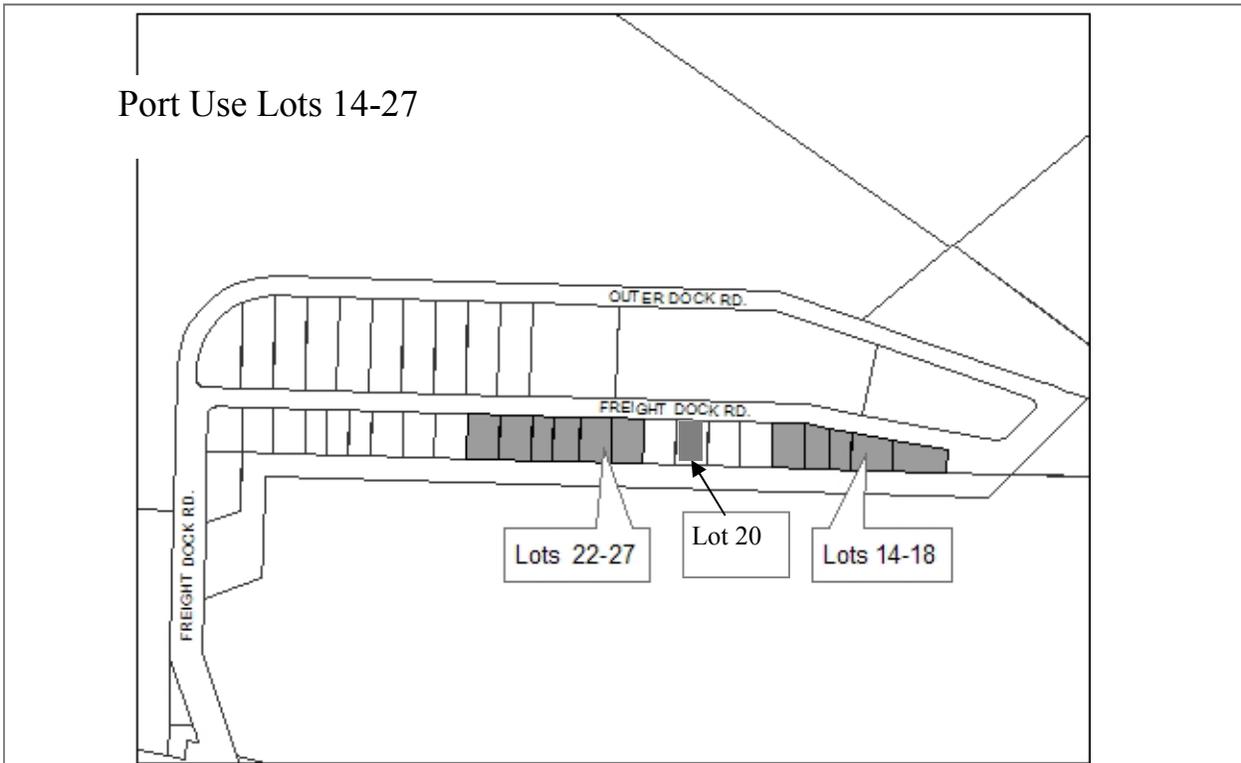
**Legal Description:** T 6S R 13W SEC 35 T 6S R 13W SEC 36 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 1,2,3

<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

**Infrastructure:** paved road, water and sewer, Barge ramp

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Port Use  
**Acquisition History:**

**Area:** 3.16 acres

**Parcel Number:** 18103233-37, 41-46

**2009 Assessed Value:** \$1,454,000

**Legal Description:** Homer Spit No 5 Lots 14-18, 22-27

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** paved road, water and sewer

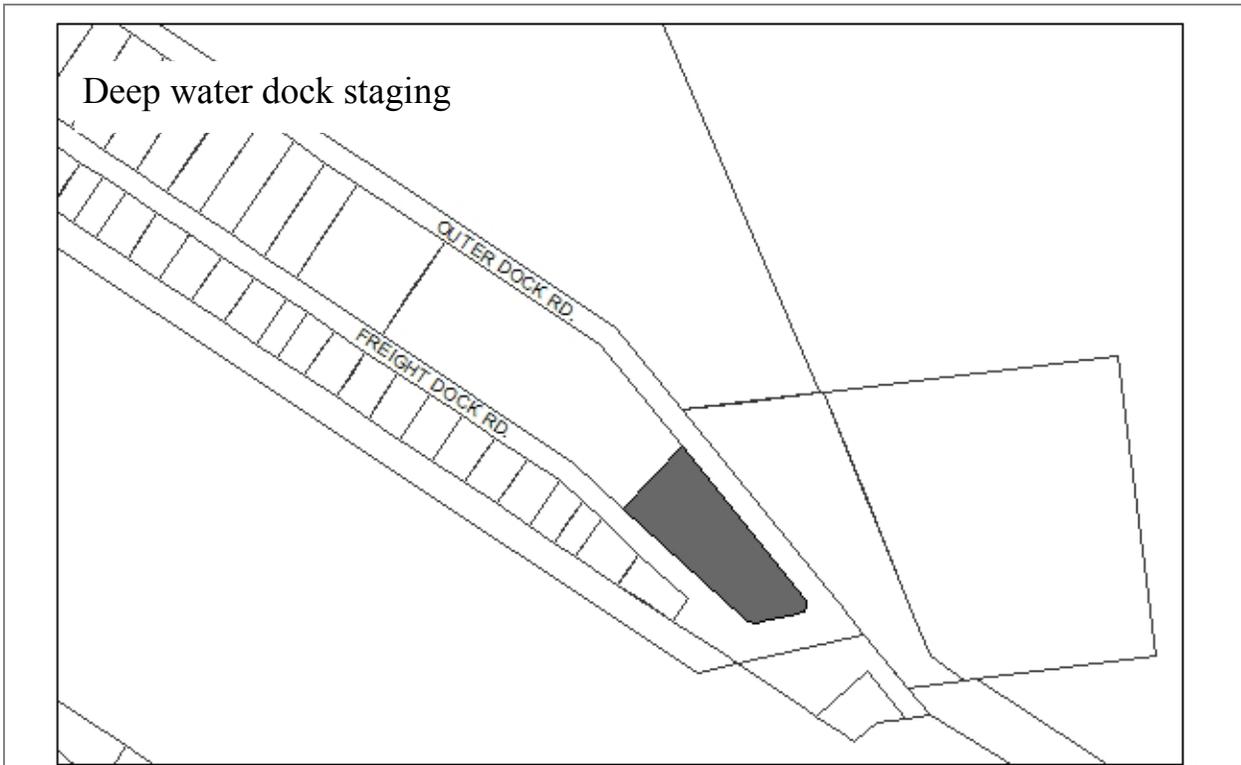
**Notes:**

Resolution 2007-51: Lots 14-35, RFP process should be delayed until the master parking plan and over slope development standards and issues are dealt with.

The new harbormaster office is under construction on lots 22 and 23.

Lot 20 reserved for future travel lift Resolution 13-032

**Finance Dept. Code:**



**Designated Use:** Deep water dock staging  
**Acquisition History:**

**Area:** 2.08 acres

**Parcel Number:** 18103232

**2009 Assessed Value:** \$497,600

**Legal Description:** T 6S R 13W SEC 36 T 7S R 13W SEC 1 HM 0930012 HOMER SPIT SUB NO 5 SEWARD MERIDIAN LOT 13

**Zoning:** Marine Industrial

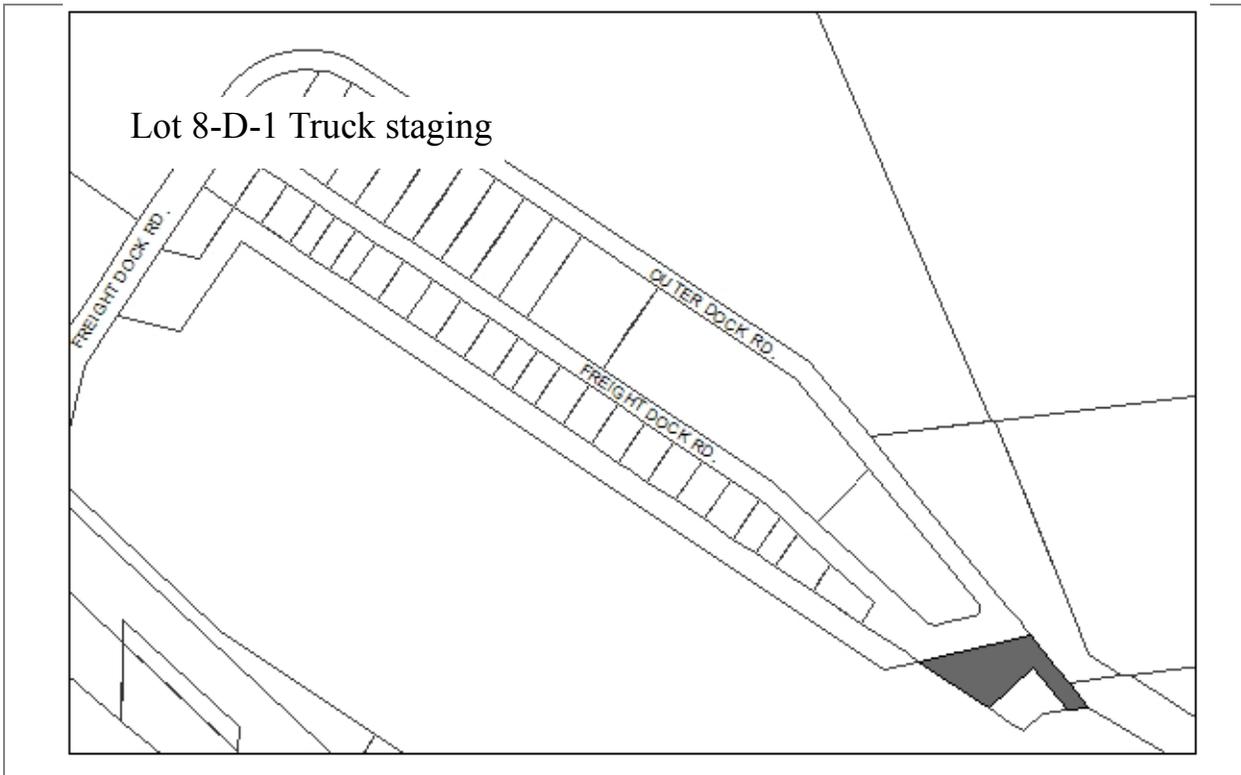
**Wetlands:** N/A

**Infrastructure:** paved road, water and sewer

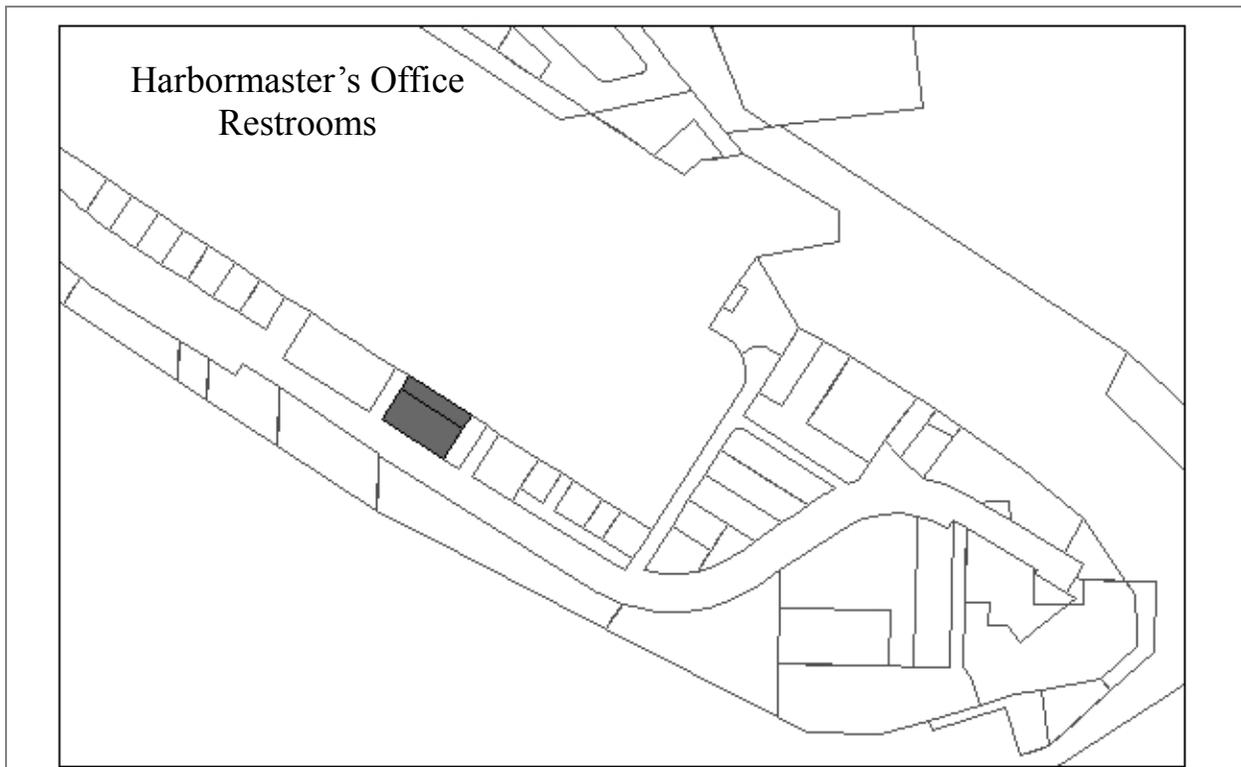
**Notes:**

Resolution 2007-51 Lot 13: Continue its current use as gear storage and cargo staging for Deep Water Dock cargo.

**Finance Dept. Code:**



<b>Designated Use:</b> Commercial Truck Staging	
<b>Acquisition History:</b>	
<b>Area:</b> 1.12 acres	<b>Parcel Number:</b> 18103259
<b>2009 Assessed Value:</b> \$342,800 (Land: \$329,600, Structures: \$13,200)	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Gravel road access, water and sewer	
<b>Notes:</b> Resolution 2007-51: Lot 8D1 should be reserved for a marine related business which could include a petroleum products tank farm and a pipeline out to the (expanded) Deep Water Dock. This lot to be RFP's at the appropriate time for this type of marine support activity.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Harbormaster Office, parking and restrooms  
**Acquisition History:**

**Area:** 0.65 and 0.28 acres, or 0.93 acres

**Parcel Number:** 181033 10, 11

**2009 Assessed Value:** \$446,700 (Land: \$358,900 Structures: \$107,800)

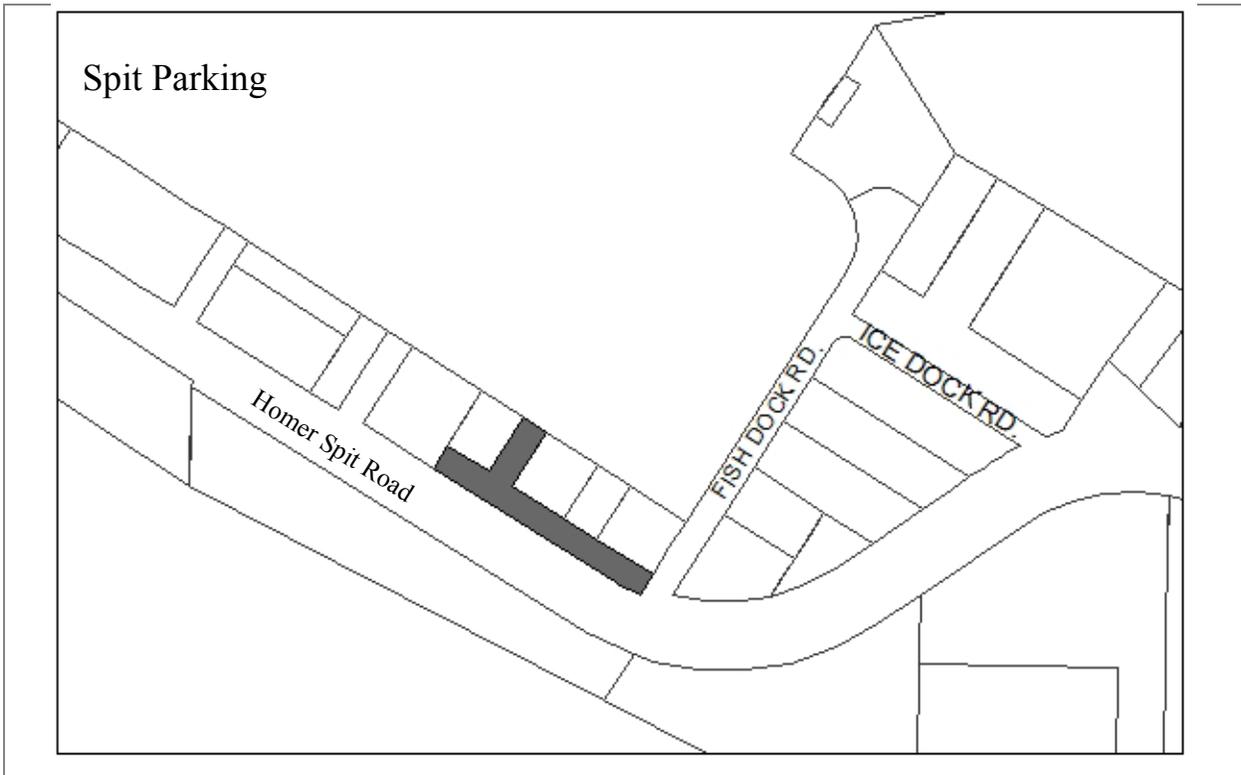
**Legal Description:** Homer Spit Subdivision Amended, Lots 28 and 29

**Zoning:** Marine Commercial

**Infrastructure:** Paved road, water and sewer

Restrooms (?) Built in 1968, 2060 sq ft.

**Finance Dept. Code:**



**Designated Use:** Parking and Access  
**Acquisition History:**

<b>Area:</b> 0.6 acres	<b>Parcel Number:</b> 18103441
------------------------	--------------------------------

**2009 Assessed Value:** \$217,000

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA

<b>Zoning:</b> Marine Commercial	<b>Wetlands:</b> N/A
----------------------------------	----------------------

**Infrastructure:** Paved road

**Notes:**  
 Provides parking for adjacent businesses, and harbor access.

**Finance Dept. Code:**



**Designated Use:** Main Dock Staging  
**Acquisition History:**

**Area:** 2 acres

**Parcel Number:** 18103403

**2009 Assessed Value:** \$688,400 (Land: \$651,200 Structure: \$37,200)

**Legal Description:** T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49

**Zoning:** Marine Industrial

**Wetlands:** N/A

**Infrastructure:** Paved road, water and sewer

**Notes:**

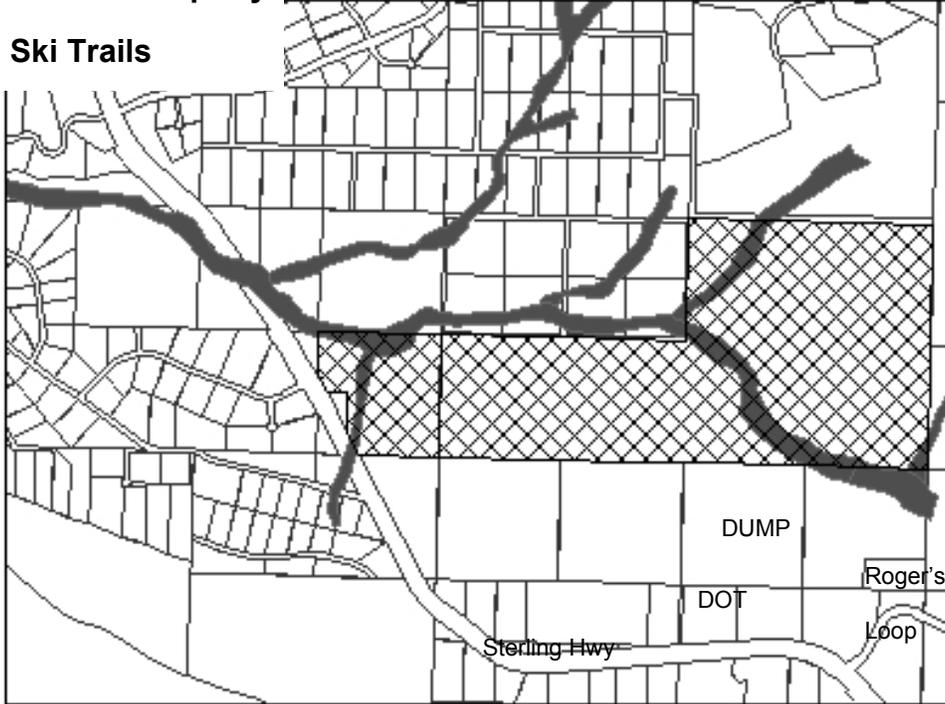
Resolution 2007-51: Continue to use for dredge material dewatering.

**Finance Dept. Code:**

# **Section E**

Parks + Beaches  
Cemeteries + Green Space

**Diamond Creek Property**



**Designated Use:** Public Purpose for park land  
**Acquisition History:** Ordinance 07-03. Forest Legacy grant/KHLT/long term public ownership

**Area:** 273 acres (240 acres and 33 acres)      **Parcel Number:** 17302201, 17303229

**2009 Assessed Value:** \$393,700

**Legal Description:** HM T06S R14W S09 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4 SE1/4 and HM T06S R14W S10 SE1/4 & S1/2 SW1/4.

**Zoning:** Not in city limits      **Wetlands:** Yes. Diamond Creek flows through these lots. Larger lot is mostly wetland.

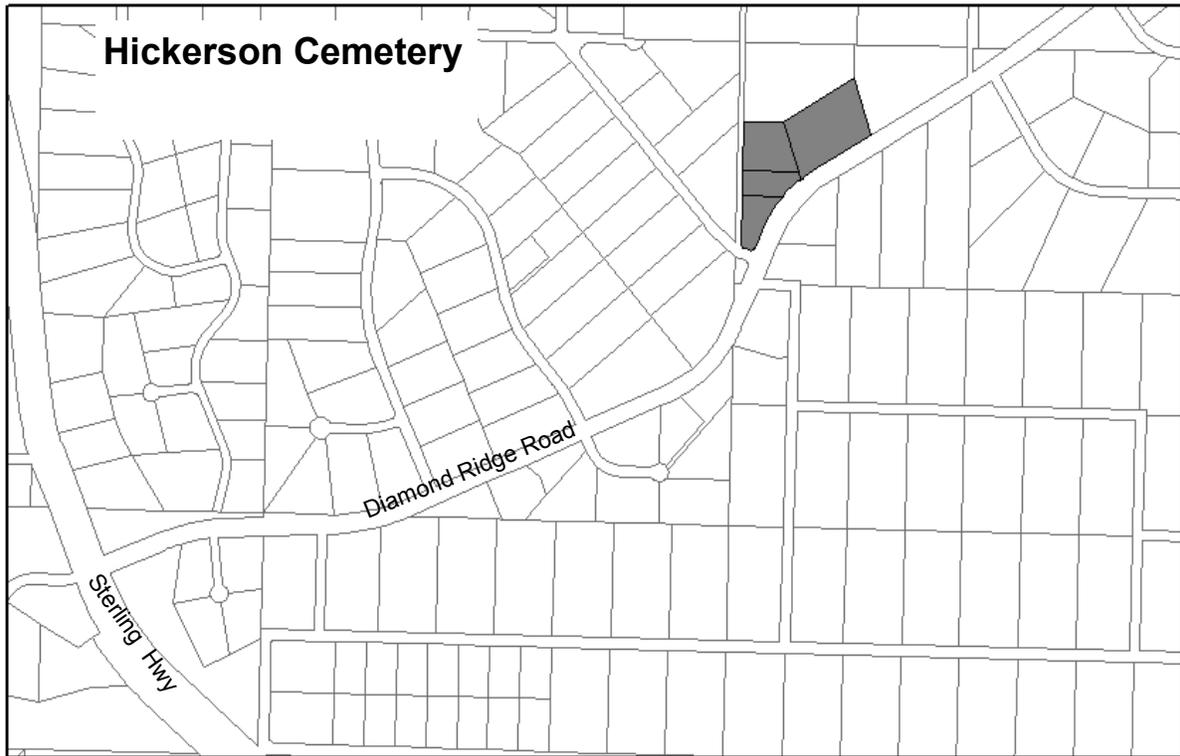
**Infrastructure:** Limited legal and physical access. Western lot has Sterling Highway frontage.

**Notes:** Ski trails, managed by Kachemak Nordic Ski Club

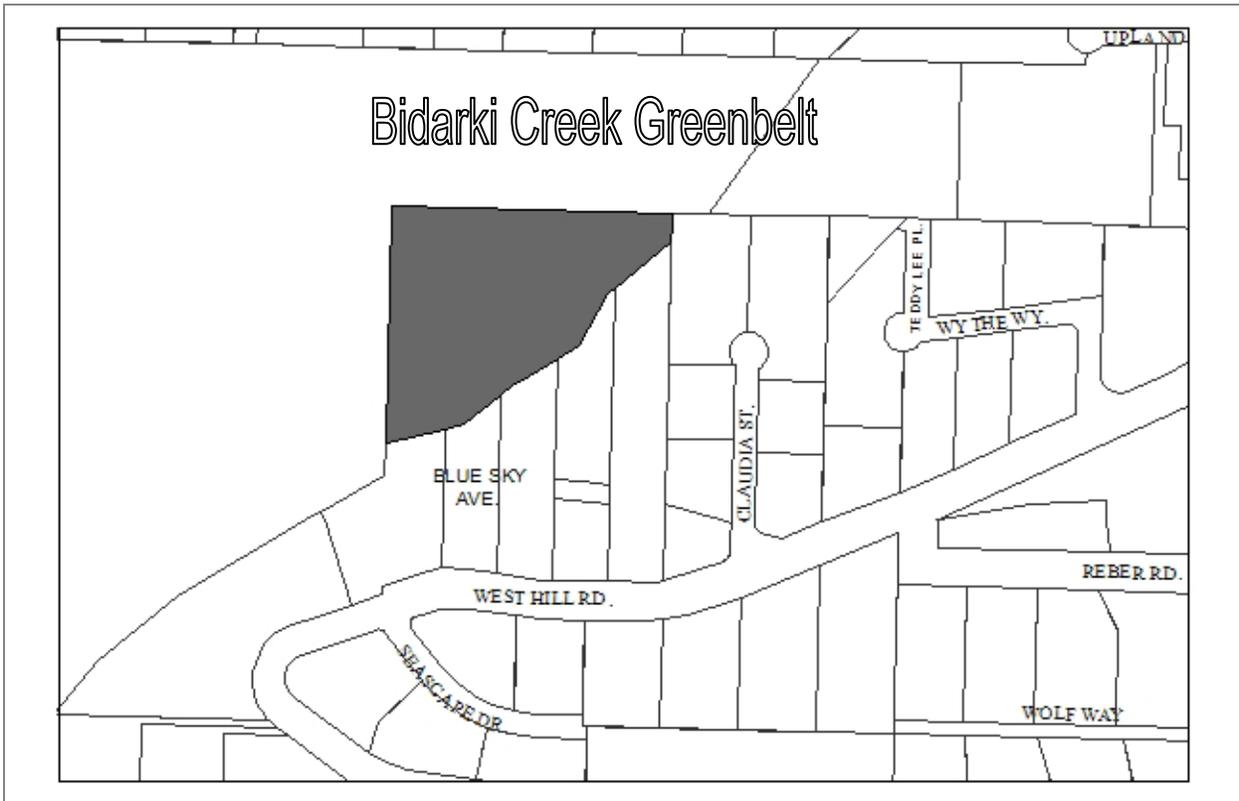
Acquisition notes: the Kachemak Heritage Land Trust purchased the property from the University of Alaska via a Forest Legacy Grant from the state of Alaska. The City accepted ownership of the land, to keep it for public park land in perpetuity, as required by the grant.

Conservation Easement Resolution 2010-48, Recording# 2010-003220-0  
 Resolution 13-055 Adopting the Diamond Creek Recreation Area Plan  
 The Plan was accepted by the State of Alaska Forest Legacy Program on 11/19/2014. Management and development of the property must follow the adopted and approved plan.

**Finance Dept. Code:**



<b>Designated Use:</b> Hickerson Memorial Cemetery	
<b>Acquisition History:</b> Deed American Legion Gen Buckner Post 16 4/23/70. Ordinance 10-30	
<b>Area:</b> 6.91 acres	<b>Parcel Number:</b> 17321011, 13, 14, 15
<b>2010 Assessed Value:</b> \$111,990 (Land \$113,100, Structure \$6,800)	
<b>Legal Description:</b> HM0631146 T06S R14W S03 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY. Tice Acres Replat No 1, lots 11-A, 11B & 11-C	
<b>Zoning:</b> Not within city limits	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> paved access	
<b>Notes:</b> Lots 11 A, 11B, and 11C purchased for \$205,000 Ordinance 10-30.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public Purpose. Retain as undeveloped Greenbelt and to protect drainage.  
**Acquisition History:** KPB Ordinance 83-01

<b>Area:</b> 6.57 acres	<b>Parcel Number:</b> 17503025
-------------------------	--------------------------------

**2009 Assessed Value:** \$70,100

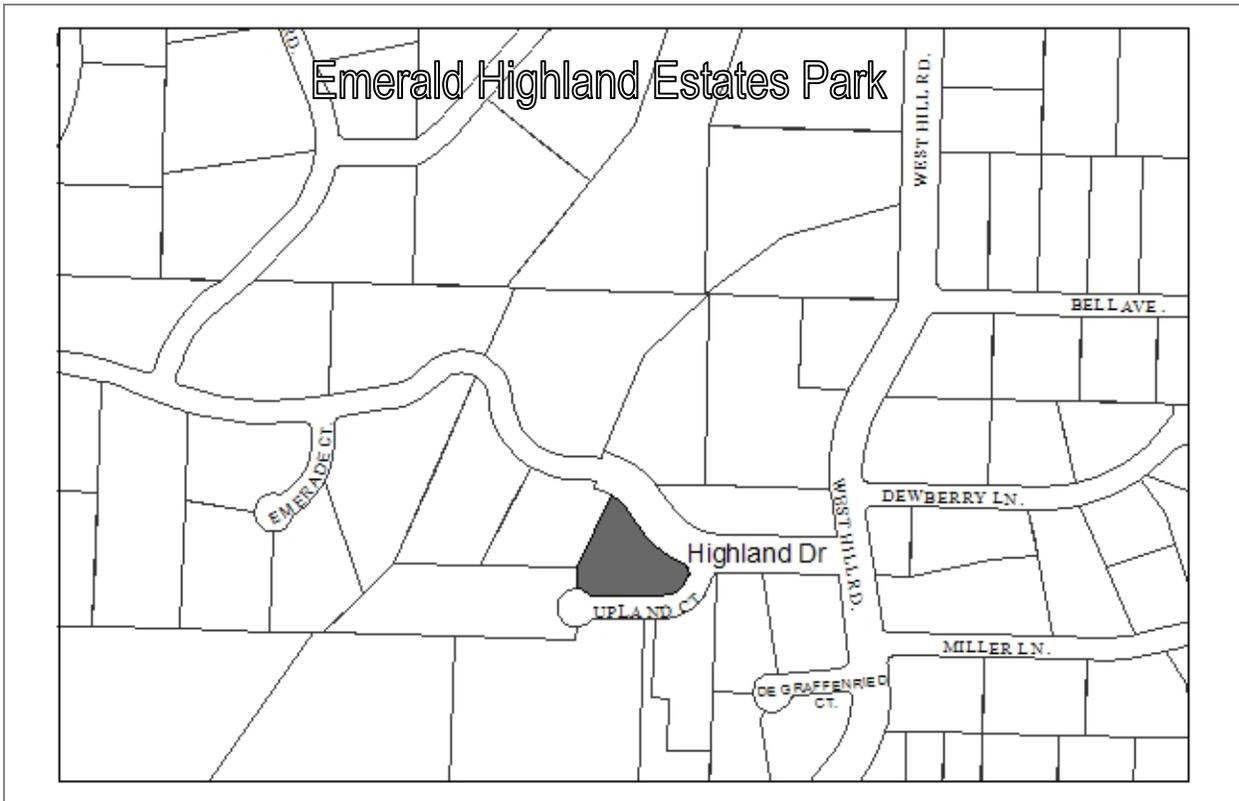
**Legal Description:** HM T06S R14W S13 SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB

<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Bidarki Creek runs through the lot
----------------------------------	---

**Infrastructure:** No access, no utilities

**Notes:** Much of the lot is very steep gorge, down to Bidarki Creek. One portion may be developable at the north end. Slope there is approximately 15%. There is no legal or physical access to the land at this time.

**Finance Dept. Code:**



**Designated Use:** Public Use/Emerald Highland Estates Park

**Acquisition History:** Gangle Deed, 12/1989

**Area:** 1.04 acres

**Parcel Number:** 17502056

**2009 Assessed Value:** \$49,300

**Legal Description:** HM0770024 T06S R14W S13 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLOCK 3

**Zoning:** Rural Residential

**Wetlands:** The whole lot is potential wetlands. Creek present long western property line.

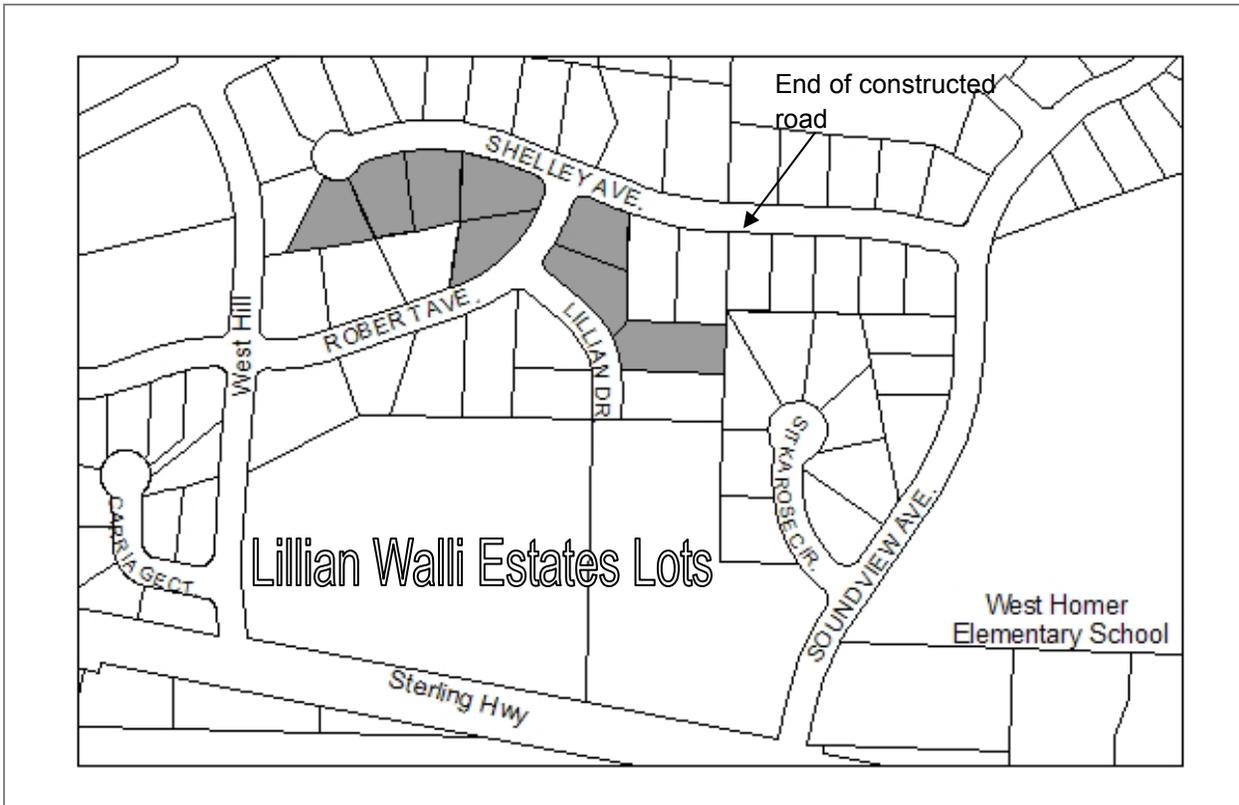
**Infrastructure:** Gravel road access

**Notes:** This land was deeded to the city by the original subdivider. However, there is a plat note restricting the use of the park to residents within the subdivision. Historically the city has not wanted to provide any services to a park that is not explicitly open to the public. The solution is for each property owner in the subdivision to quitclaim deed their interest in the subdivision park, so the City has clear title.

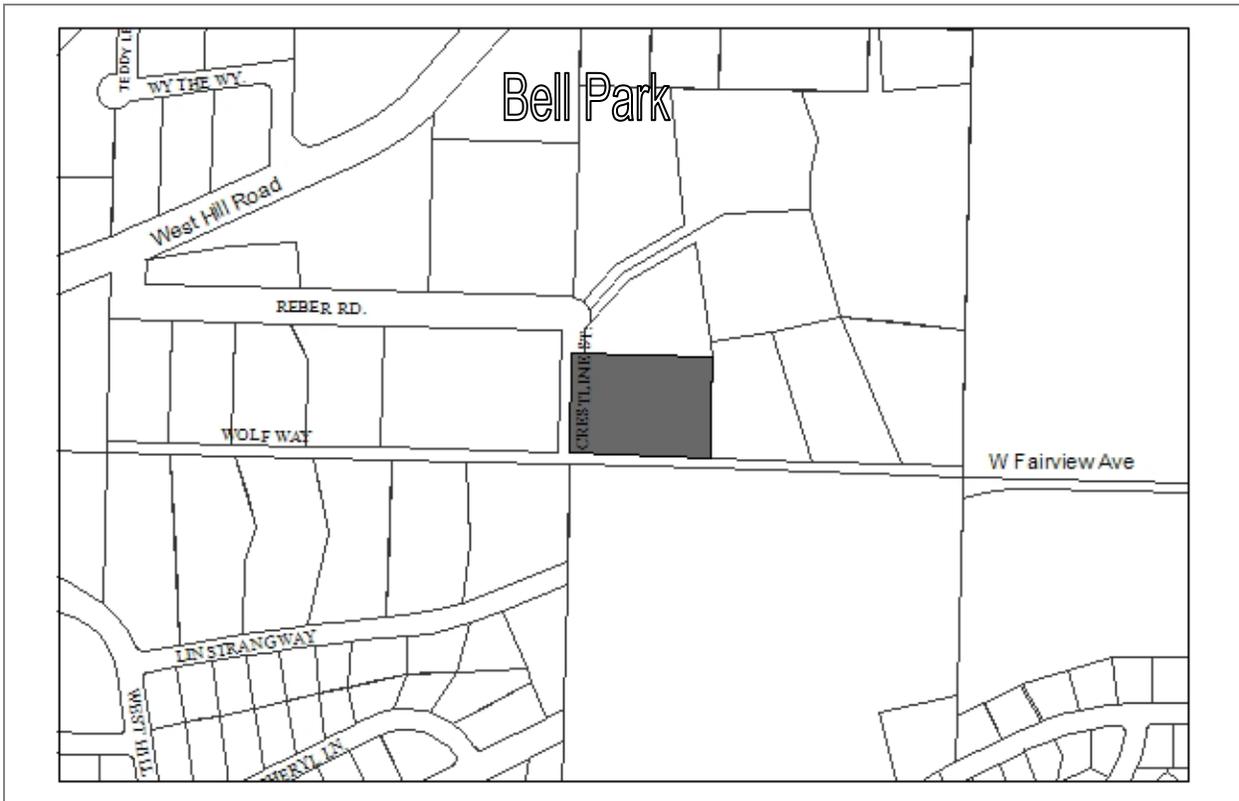
**History:**

Resolution 2004-24A, Land Allocation Plan  
Resolution 2007-03 Emerald Park Master Plan

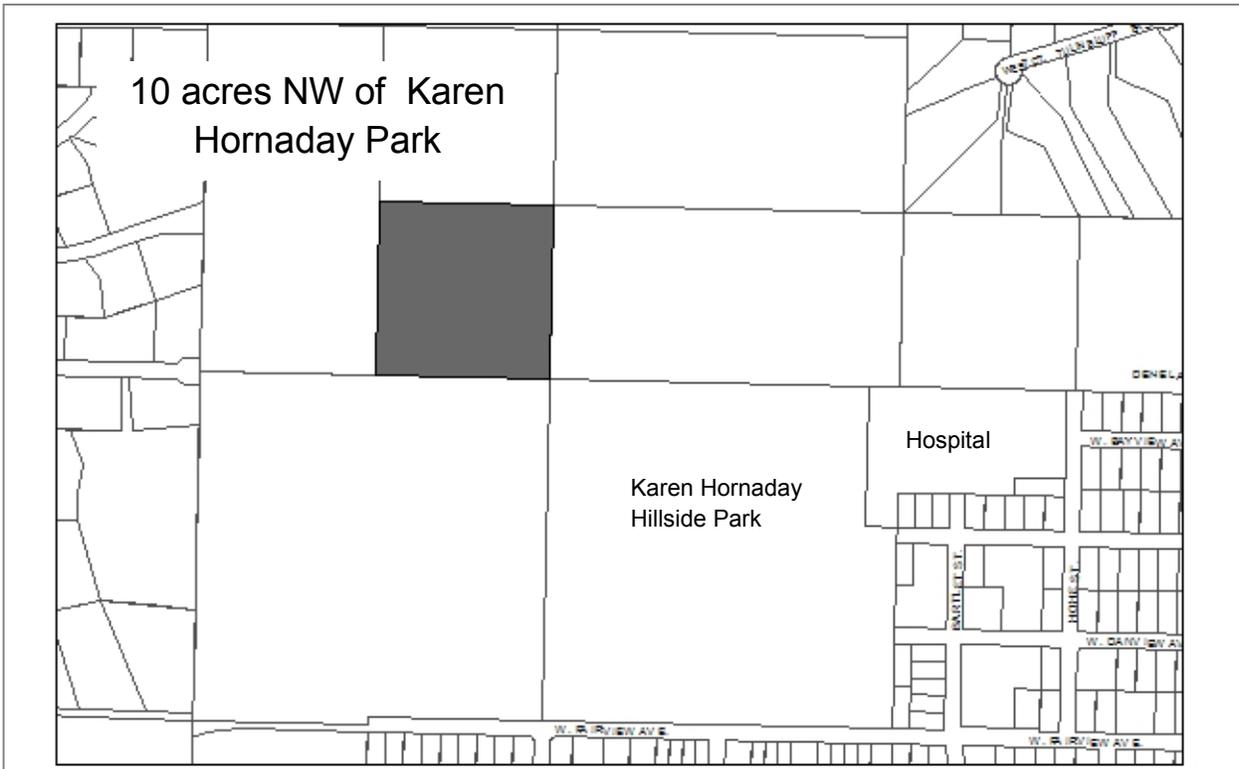
**Finance Dept. Code:**



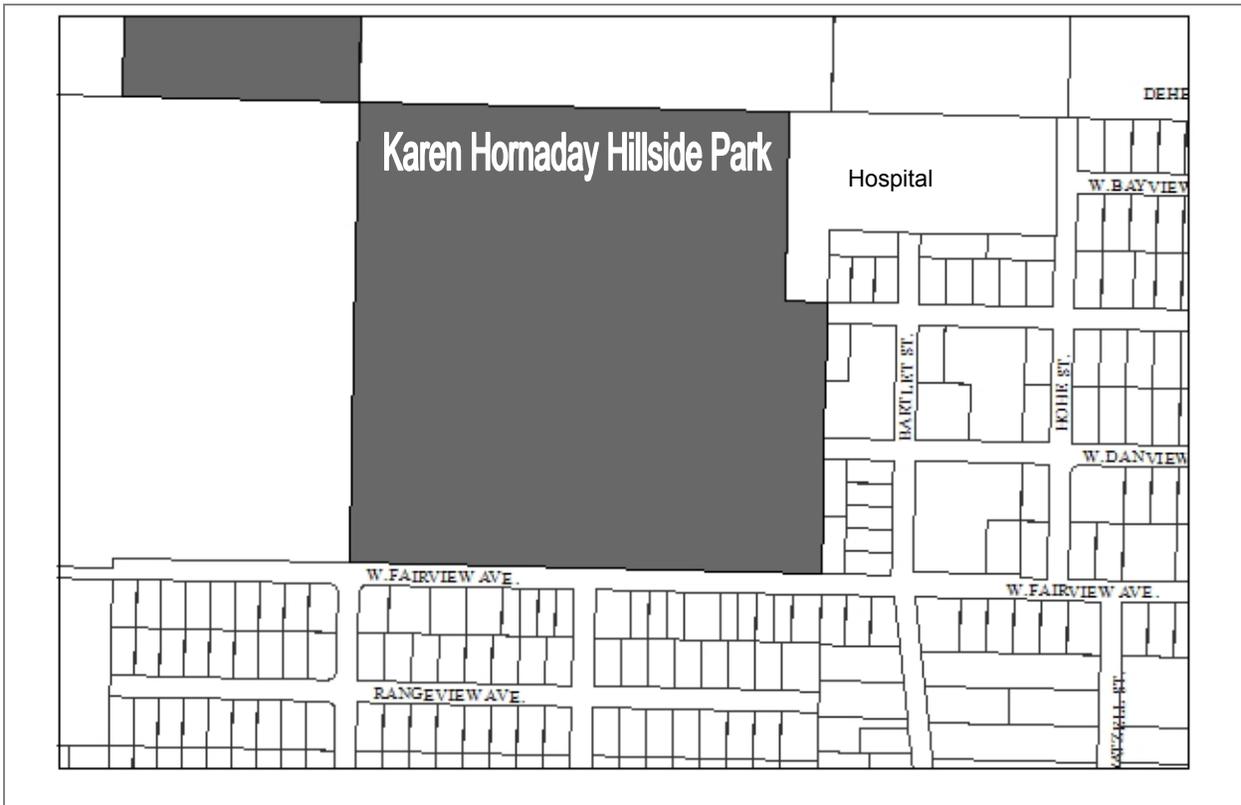
<b>Designated Use:</b> Public Purpose	
<b>Acquisition History:</b> Tax foreclosure. Eight lots, KPB Ord 93-09, 93-147, and 94-2(A)	
<b>Area:</b> East lot is just over a third of an acre. Total Acreage: 3.02 acres.	<b>Parcel Number:</b> 175241-10-12, 26-30
<b>2006 Assessed Value:</b> \$7,800-\$8,400 per lot. Total: \$56,000	
<b>Legal Description:</b> HM0880016 T06S R14W S24 LILLIAN WALLI ESTATE SUB LOT 60, 65, 66, 67, 70, 57, 58, 59.	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> All lots mapped as potential wetlands
<b>Infrastructure:</b> No roads, water or sewer immediately adjacent to these lots.	
<b>Notes: Resolution 2004-24A:</b> The Council directed staff to work with Parks and Recreation to identify a lot to keep as a park.	
<b>Resolution 2012-50(S):</b> Initiated a Special Assessment District to develop the subdivision. This process began in fall 2012.	
These lots were previously assessed for the Sterling Highway Sewer line.	
<b>Finance Dept. Code:</b> 392.0005	



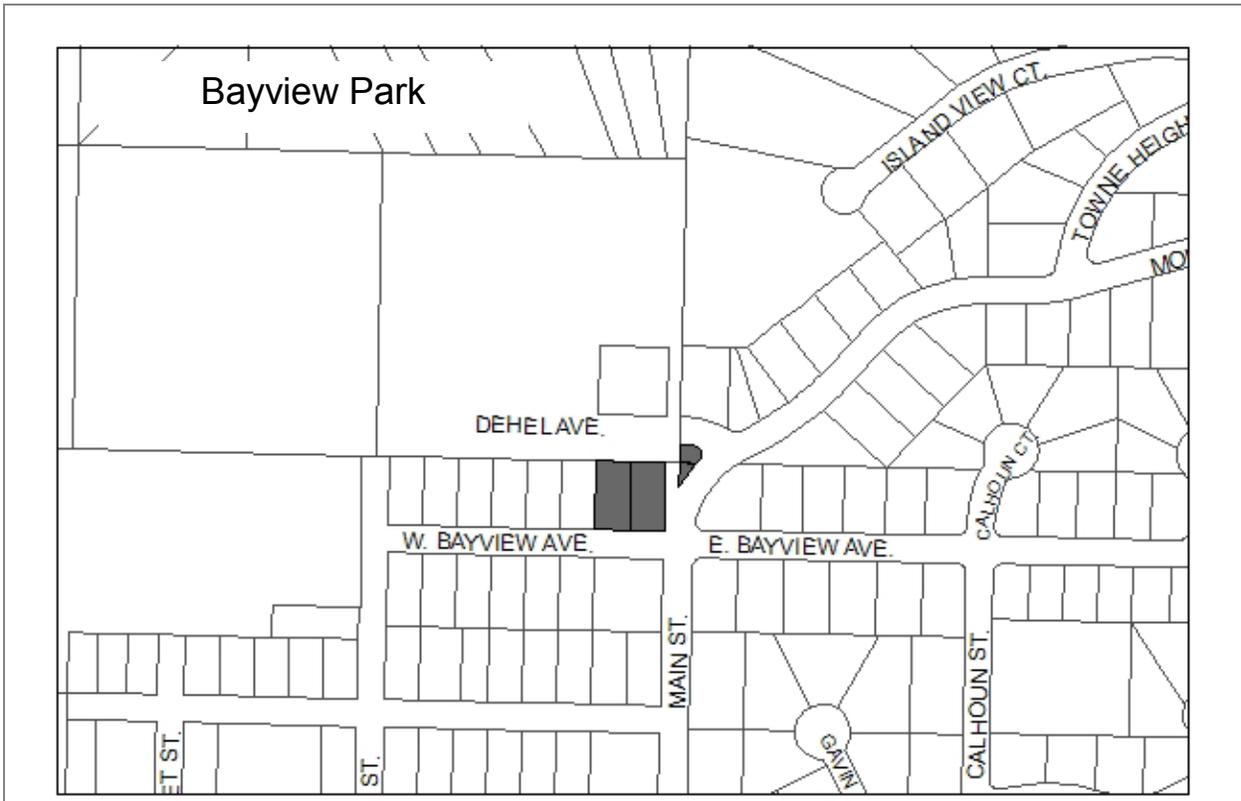
<b>Designated Use:</b> W.R.Bell Public Park.	
<b>Acquisition History:</b> Gifted by Daughter, Dene and Husband Edward Reber 8/20/1970	
<b>Area:</b> 2.75 acres	<b>Parcel Number:</b> 17524006
<b>2009 Assessed Value:</b> \$81,800	
<b>Legal Description:</b> HM0700402 T06S R13W S18 TRACT E W R BELL SUB	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Drainages on lot.
<b>Infrastructure:</b> Gravel road access. Rough trails across property.	
<p><b>Notes:</b>                  Park contains the gravesite of W.R. Bell.                  It can be expected that the land to the south will be come a housing development. Some homes will be accessed from W Fairview Ave.</p> <p>2009: Completion of Reber Trail, with HART funds and a state trails grant.</p>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Retain for a future park Resolution 2011-37(A)	
<b>Acquisition History:</b>	
<b>Area:</b> 10 acres	<b>Parcel Number:</b> 17504003
<b>2009 Assessed Value:</b> \$64,300*	
<b>Legal Description:</b> T6S R13W Sec 18 SE1/4 NE1/4 SW1/4	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Drainages and wetlands may be present
<b>Infrastructure:</b> None. No access.	
<b>Notes:</b> *2007—Land could not be appraised due to lack of legal access.	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Public Recreational Purpose/Karen Hornaday Hillside Park	
<b>Acquisition History:</b> Homer Fair Association, Deed 8/1966 with covenants	
<b>Area:</b> 38.5 acres	<b>Parcel Number:</b> 17504023
<b>2009 Assessed Value:</b> \$382,200 (Land \$263,500 Structure \$118,600)	
<b>Legal Description:</b> HM0980004 T06S R13W S18 THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB 2008 Addn	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Some drainages
<b>Infrastructure:</b> Water, sewer and road access	
<b>Notes:</b> Campground, ball fields, day use picnic and playground area.  Resolution 09-59(A) adopted the park master plan.	
<b>Finance Dept. Code:</b> 175.0003 (driveway, parking), 175.0007 (campground)	



**Designated Use:** Public Purpose/Bayview Park/Water tank access  
**Acquisition History:** Large lots: Klemetsen Warranty Deed 5/8/67. Water tank access and part of Bayview Park.

<b>Area:</b> 0.58 acres total	<b>Parcel Number:</b> 175051 07, 08 17726038, 17727049
-------------------------------	---

**2006 Assessed Value:** \$91,700 total

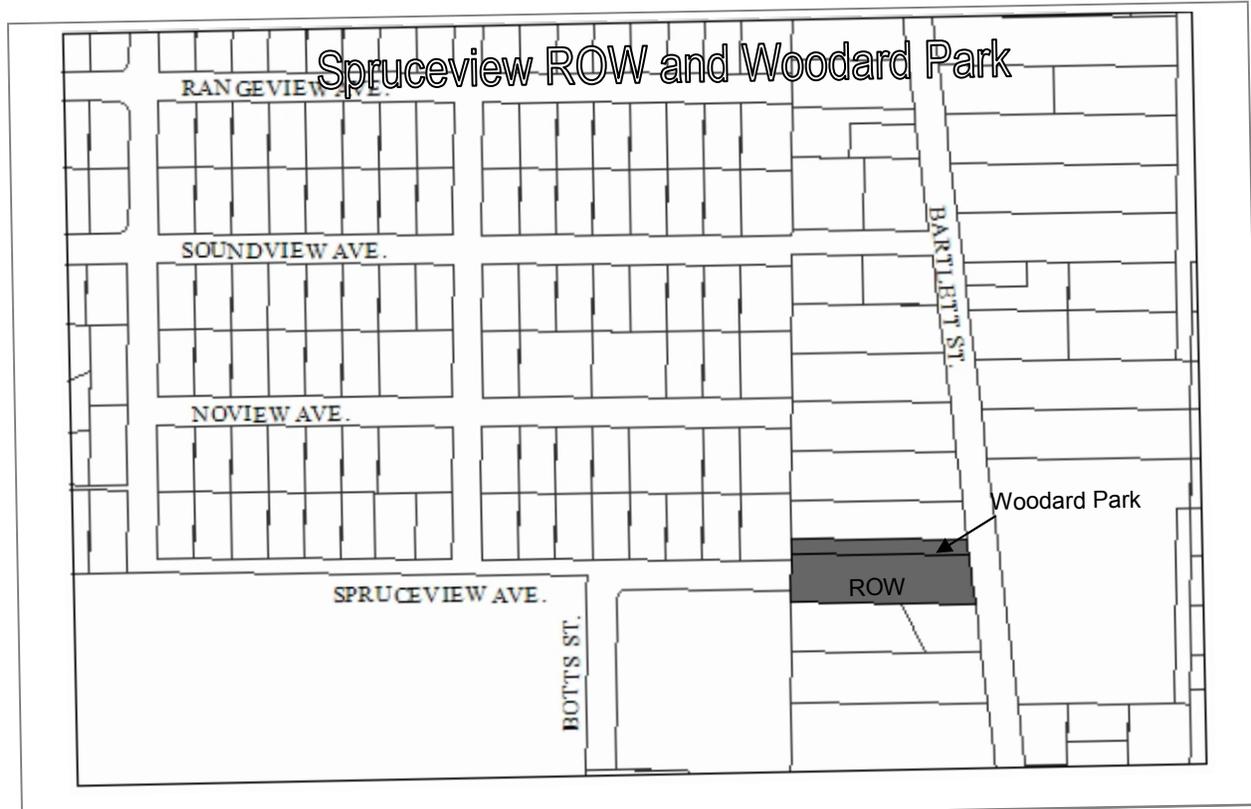
**Legal Description:** 17505107: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 2  
 17505108: HM0562936 T06S R13W S18 TRACT A FAIRVIEW SUB LOT 1  
 17726038: HM0760026 T06S R13W S17 KAPINGEN SUB UNIT 3 PARK RESERVE  
 17727049: HM0770065 T06S R13W S17 ISLAND VIEW SUB PARK

<b>Zoning:</b> Urban Residential	<b>Wetlands:</b> N/A
----------------------------------	----------------------

**Infrastructure:** Paved road access, water, sewer

**Notes:**

**Finance Dept. Code:**



**Designated Use:** ROW and Woodard Park  
**Acquisition History:** ROW: Purchased for Harrington Heights LID, Ord 2000-13(S) 7/2000. Woodard Park: Tax Foreclosure (Harry Gregoire), Park designation enacted in Reso 04-53

<b>Area:</b> ROW 0.85 acres Woodard Park: .025 acres	<b>Parcel Number:</b> 17513329 17513328
---	--

**2006 Assessed Value:** ROW: \$61,400, Park: \$36,200

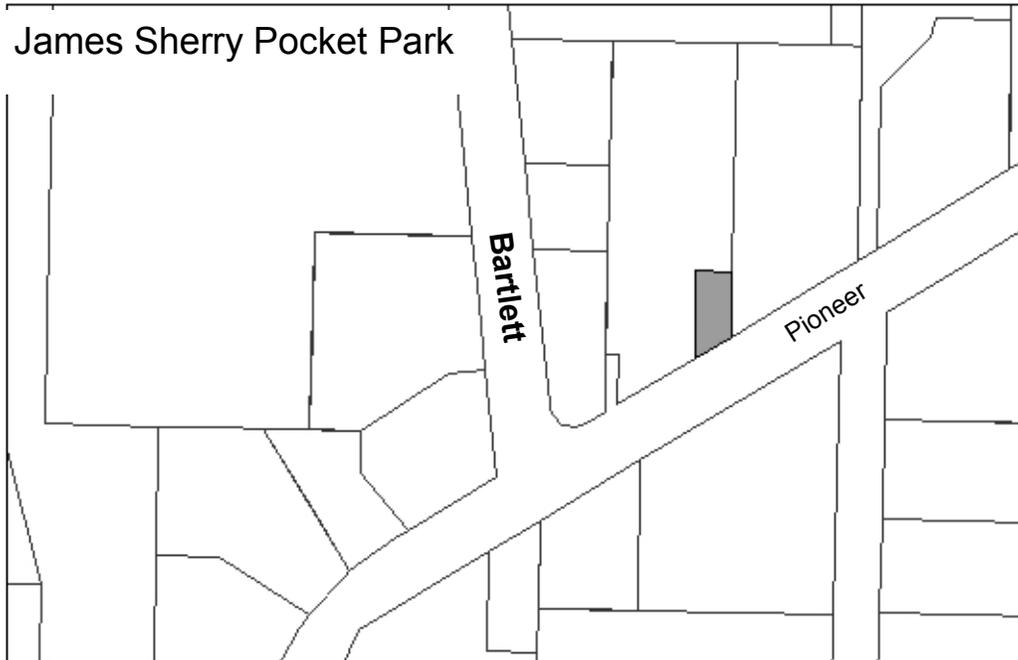
**Legal Description:** ROW: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 12-A  
 Woodard Park: HM0860044 T06S R13W S19 BUNNELL'S SUB NO 17 LOT 11-B

<b>Zoning:</b> Residential Office	<b>Wetlands:</b> Woodard Creek and wetlands present
-----------------------------------	---

**Infrastructure:** Paved access on Bartlett. Part of completed Spruceview Road LID. Water and sewer present.

**Notes:**

**Finance Dept. Code:** ROW: 500.0051 Park:



**Designated Use:** Retain for use as public park or parking  
**Acquisition History:** Ord 83-01 (KPB)

**Area:** 0.06 acres or 2,766 sq ft

**Parcel Number:** 17514235

**2009 Assessed Value:** \$41,200

**Legal Description:** T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1

**Zoning:** Central Business District

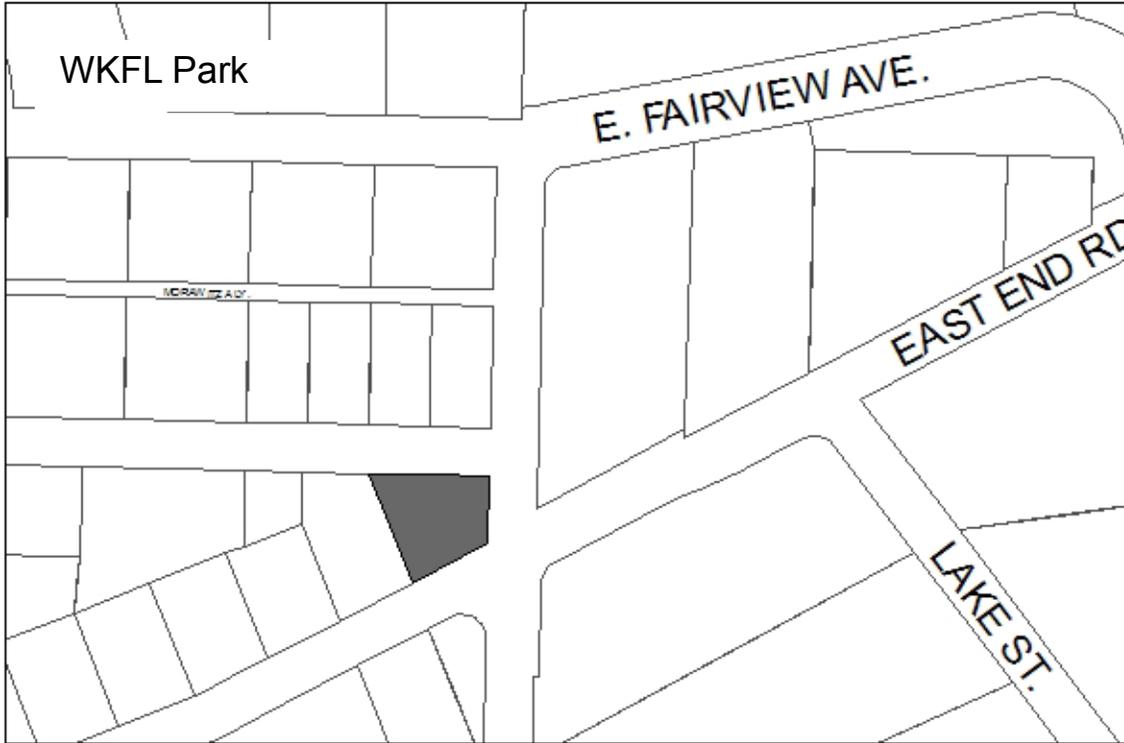
**Wetlands:** Ditch across property

**Infrastructure:** Water and Sewer, paved sidewalk

**Notes:**

HEA/phone company utility infrastructure on lot—big green boxes.

**Finance Dept. Code:**



**Designated Use:** WKFL Park  
**Acquisition History:** Asaiah Bates Deed 3/88

<b>Area:</b> 0.31 acres	<b>Parcel Number:</b> 17720204
-------------------------	--------------------------------

**2009 Assessed Value:** \$95,600

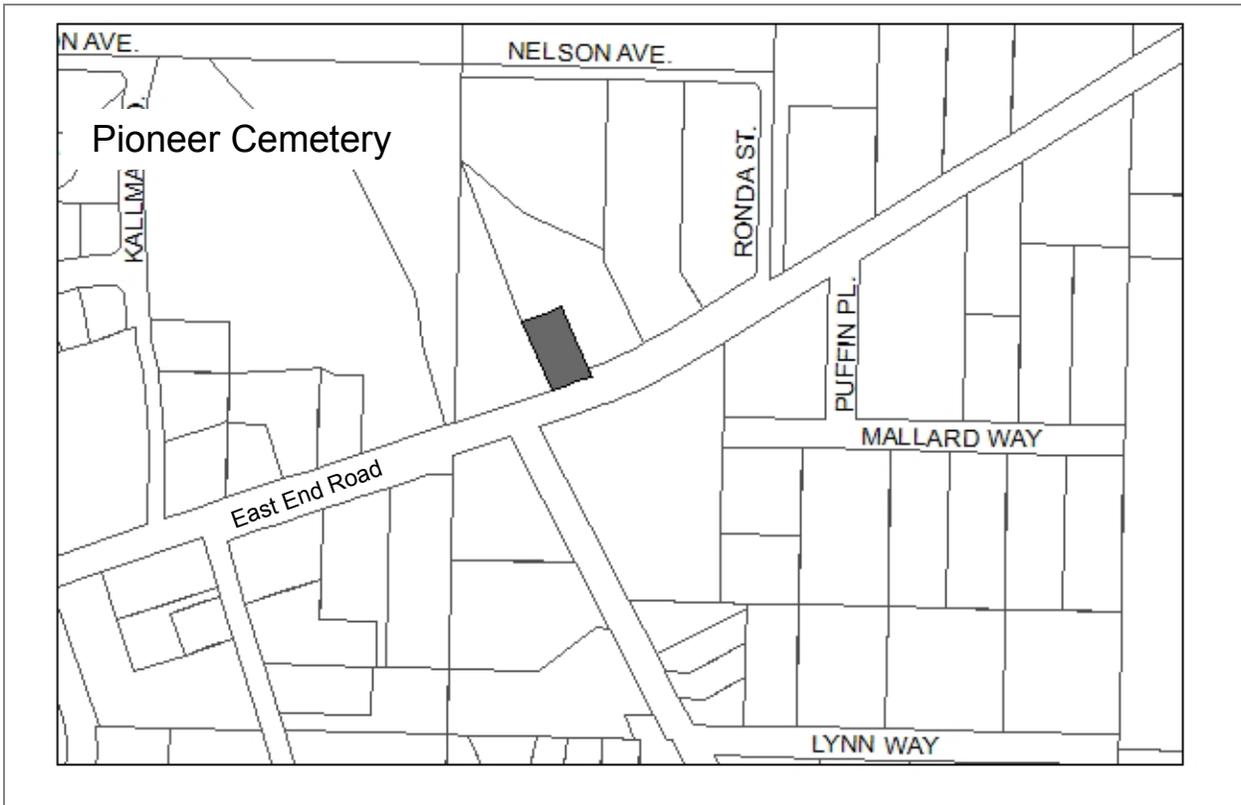
**Legal Description:** Glacier View Subdivision No 1 Replat of Lots 1, 8 & 9, Block 4 Lot 9-A

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> N/A
--	----------------------

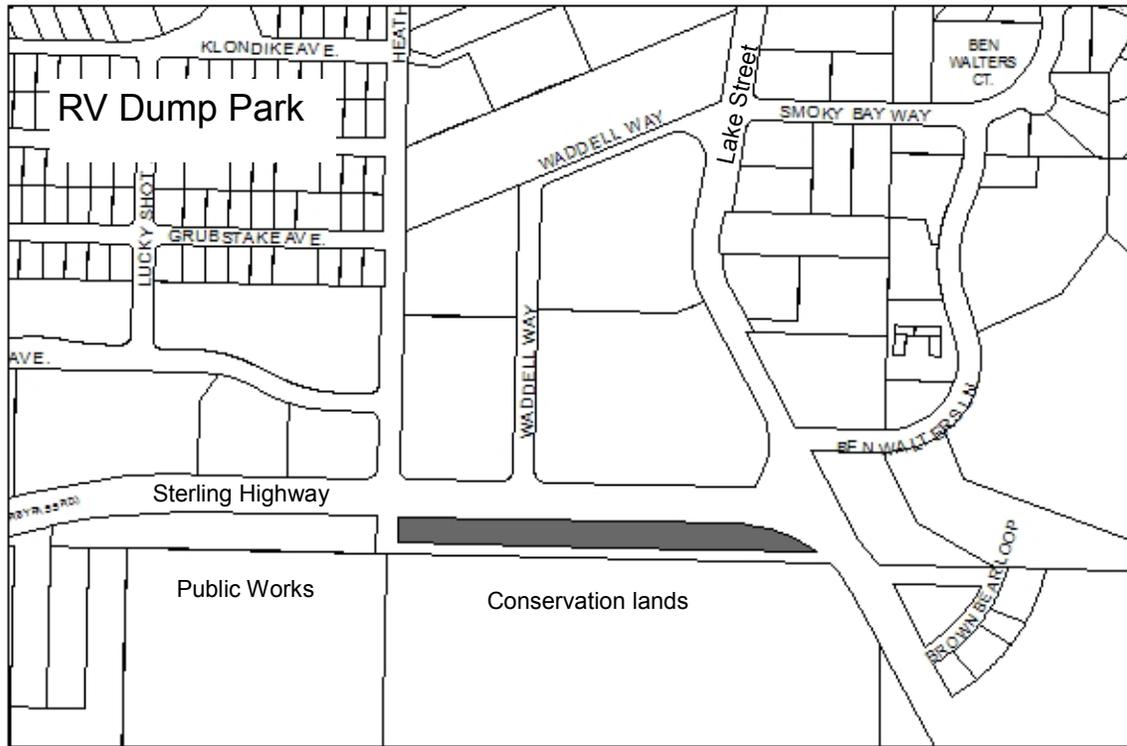
**Infrastructure:** Water, paved road, electricity

Public restroom constructed in 2013.

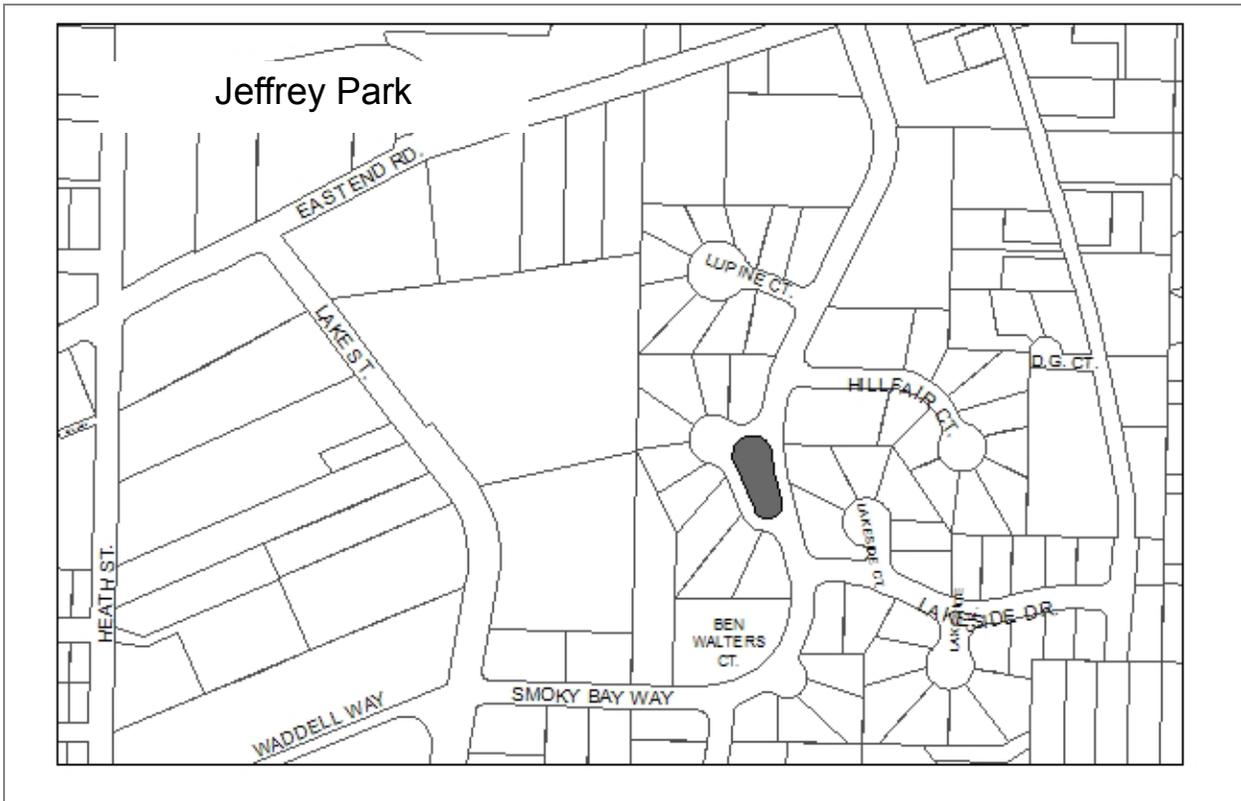
**Finance Dept. Code:**



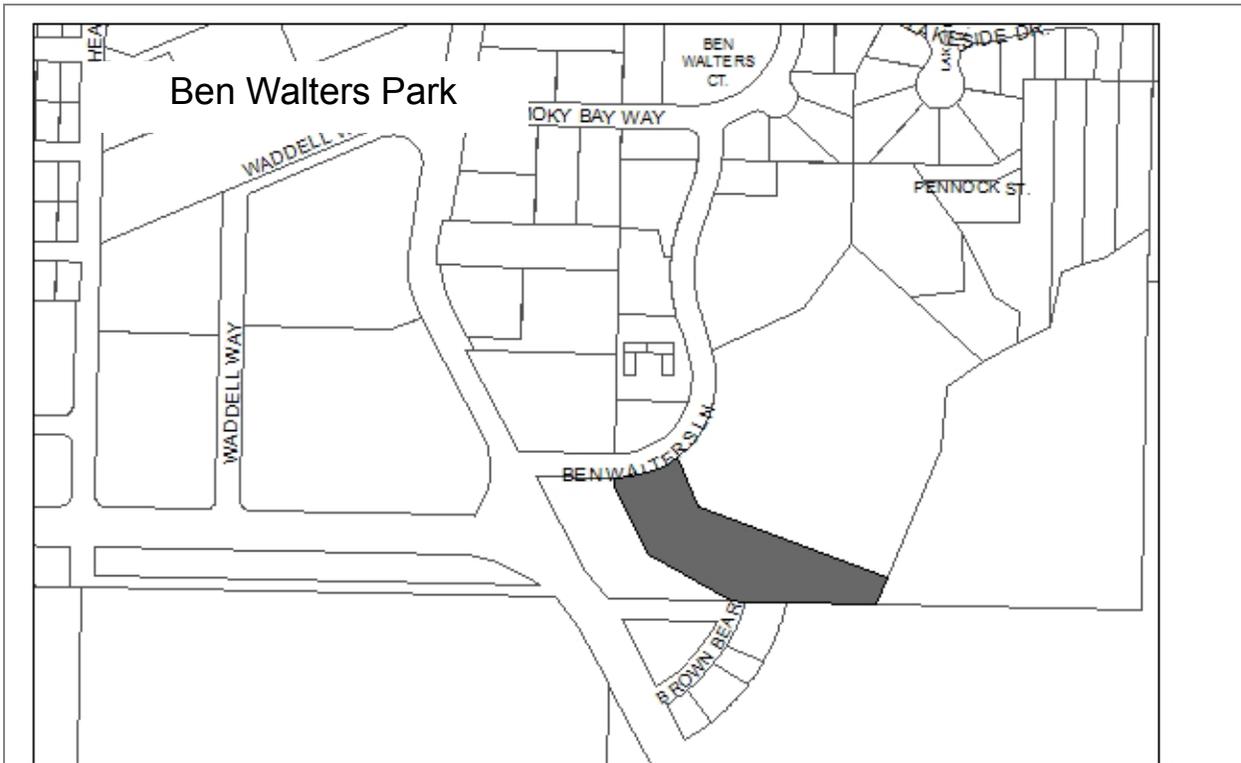
<b>Designated Use:</b> Pioneer Cemetery	
<b>Acquisition History:</b> Quitclaim Deed Nelson 4/27/66	
<b>Area:</b> 0.28 acres	<b>Parcel Number:</b> 17903007
<b>2009 Assessed Value:</b> \$26,400	
<b>Legal Description:</b> James Waddell Survey of Tract 4 Lot 4A	
<b>Zoning:</b> Residential Office	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Paved Road	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> RV Water/Dump station	
<b>Acquisition History:</b> Deed states "Waddell Park Tract"	
<b>Area:</b> 1.73 acres	<b>Parcel Number:</b> 17712014
<b>2009 Assessed Value:</b> \$215,800	
<b>Legal Description:</b> Waddell Subdivision, portion S of Homer Bypass Road	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b>
<b>Infrastructure:</b> Water, Sewer, gravel/paved access	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Public Purpose/Greenbelt/Jeffrey Park	
<b>Acquisition History:</b> Ordinance 83-27 (KPB)	
<b>Area:</b> 0.38 acres	<b>Parcel Number:</b> 17730251
<b>2009 Assessed Value:</b> \$41,900	
<b>Legal Description:</b> Lakeside Village Amended Jeffrey Park	
<b>Zoning:</b> Urban Residential	<b>Wetlands:</b>
<b>Infrastructure:</b> Paved Road, water, sewer	
<b>Notes:</b> Neighborhood park. Grass and new swing sets installed in 2005. Fill brought in to the park to raise the ground level and deal with drainage issues in 2007.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Ben Walters Park. Public park or greenbelt per deed.  
**Acquisition History:** Reso 83-22(S) Neal Deed 5/4/83. Donated. Deed amended 6/1/83.

<b>Area:</b> 2.48 acres	<b>Parcel Number:</b> 17712022
-------------------------	--------------------------------

**2009 Assessed Value:** \$435,200 (Land \$386,100, Structure \$49,100)

**Legal Description:** Lakeside Village Park Addition Replat Lot 1A-2

<b>Zoning:</b> Central Business District	<b>Wetlands:</b> 3664 Ben Walters Lane
--	--

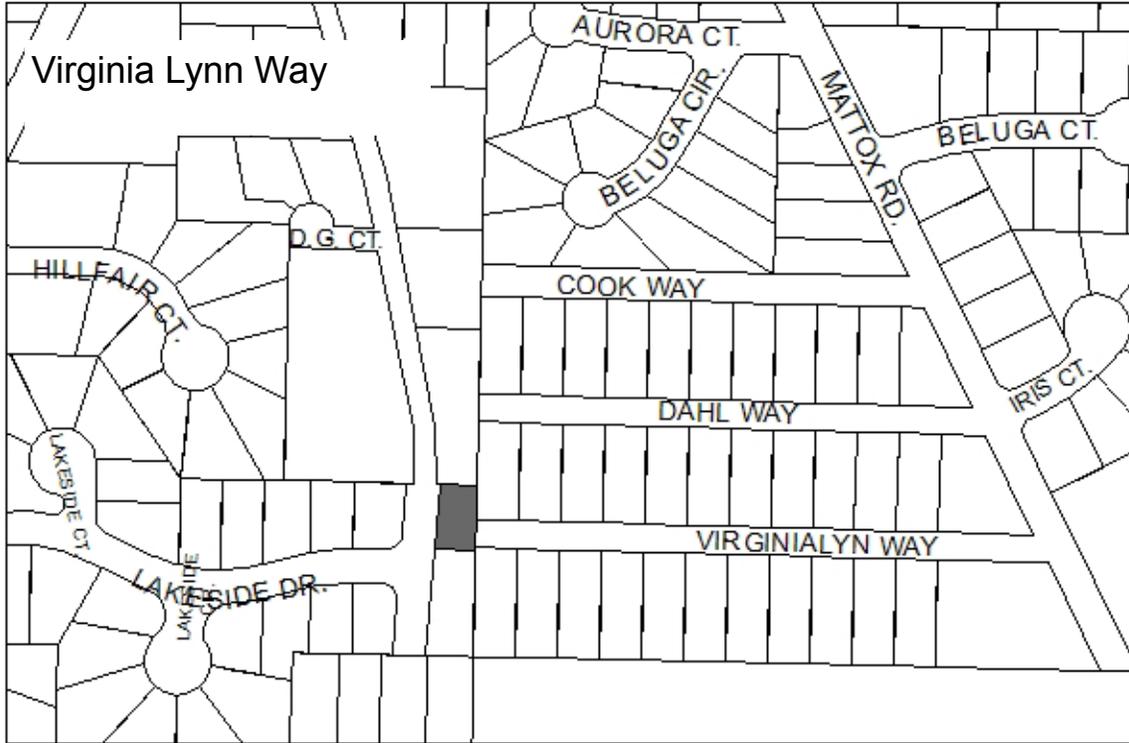
**Infrastructure:** Paved Road, water and sewer. Public restrooms, covered fire pit, lake access and dock.

Notes: New swing set installed, 2008. New dock installed in 2009.

**Finance Dept. Code:**



<b>Designated Use:</b> Bishop's Beach Park	
<b>Acquisition History:</b> McKinley Warrant Deed 1/9/1984	
<b>Area:</b> 3.46 acres	<b>Parcel Number:</b> 17714010
<b>2009 Assessed Value:</b> \$56,600 (Land \$45,300, Structure \$11,300)	
<b>Legal Description:</b> HM T06S R13W S20 PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DEG 0' E	
<b>Zoning:</b> Central Business District	<b>Wetlands:</b> Some wetlands (along boardwalk). Flood hazard area.
<b>Infrastructure:</b> Paved road access. No water or sewer. City maintained outhouses.	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public use easement for Virginia Lynn Way, public park

**Acquisition History:** Quit Claim Deed from NBA 1/4/83

**Area:** 0.21 acres

**Parcel Number:** 17730239

**2006 Assessed Value:** \$22,800

**Legal Description:** T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4

**Zoning:** Urban Residential

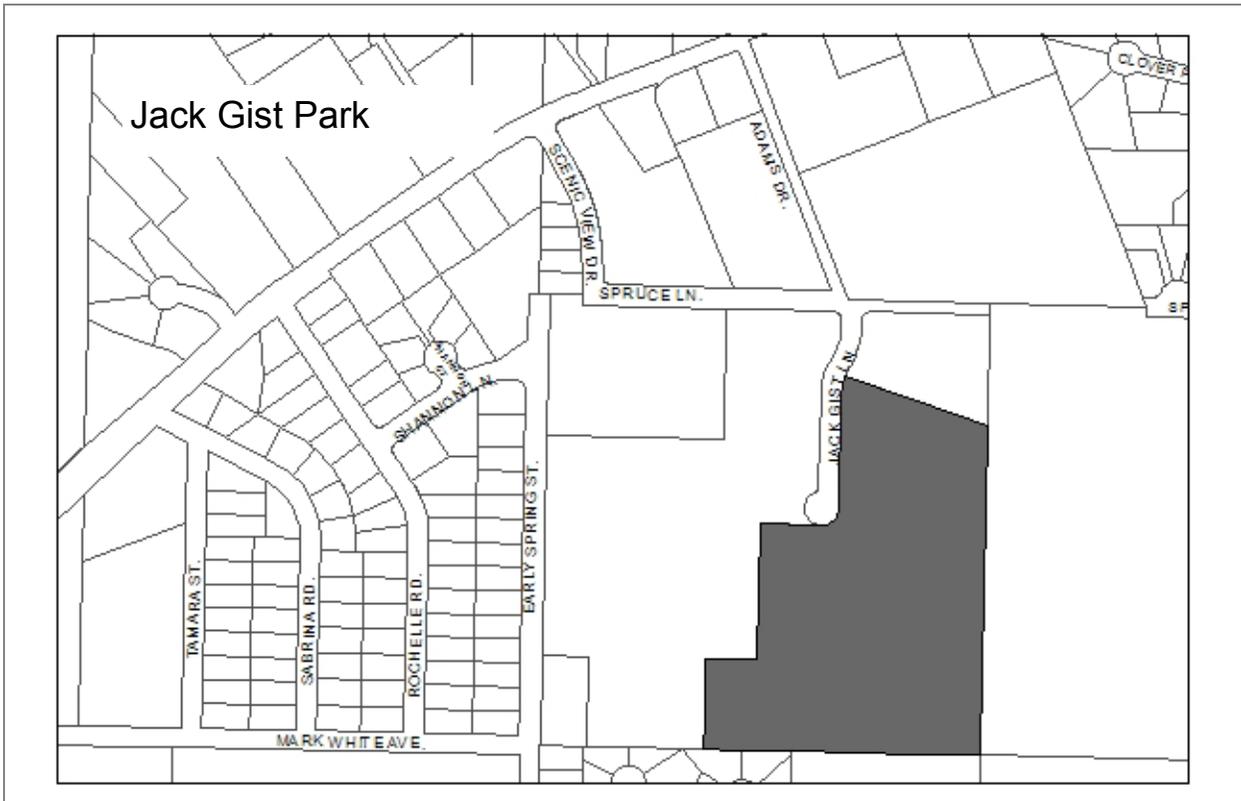
**Wetlands:** possibly on a small portion

**Infrastructure:** Road access

**Notes:** This lot has a public use easement granted by the plat. This lot will likely be needed in the future to connect Virginia Lynn Way, because the adjacent lots are not wetlands and are developable. Access to Mattox Road is not know at this time; the ground drops and becomes very swampy.

Resolution 09-33: Dedicate road access for Virginia Lynn Way, across Lot 2 Block 4 Lakeside Village Subdivision Amended. Hold the remainder of the lot for use as a public neighborhood park. In 2009 the City retained a surveyor to work on this issue. 2010: professional opinion was given that no right of way dedication is required, however, a legal opinion may be sought to determine city liability outside a dedicated right of way, Spruceview Ave is a similar situation: a roadway is constructed across a parcel, not within a right of way.

**Finance Dept. Code:**



**Designated Use:** Jack Gist Ball Park  
**Acquisition History:** Warranty Deed Moss 8/27/98

<b>Area:</b> 14.6 acres	<b>Parcel Number:</b> 17901023
-------------------------	--------------------------------

**2009 Assessed Value:** \$86,900

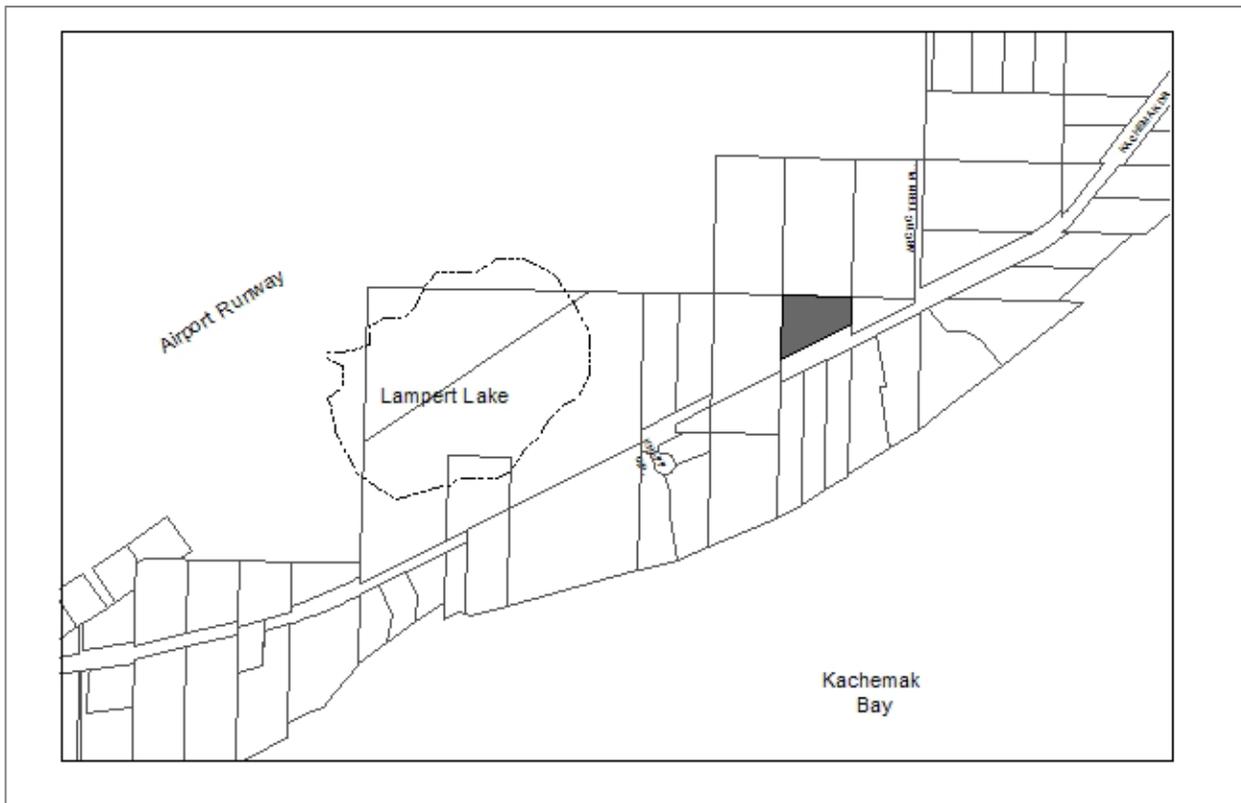
**Legal Description:** HM0990063 T06S R13W S15 JACK GIST SUB LOT 2

<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> May be present. Site is mostly fill and old dump.
----------------------------------	--

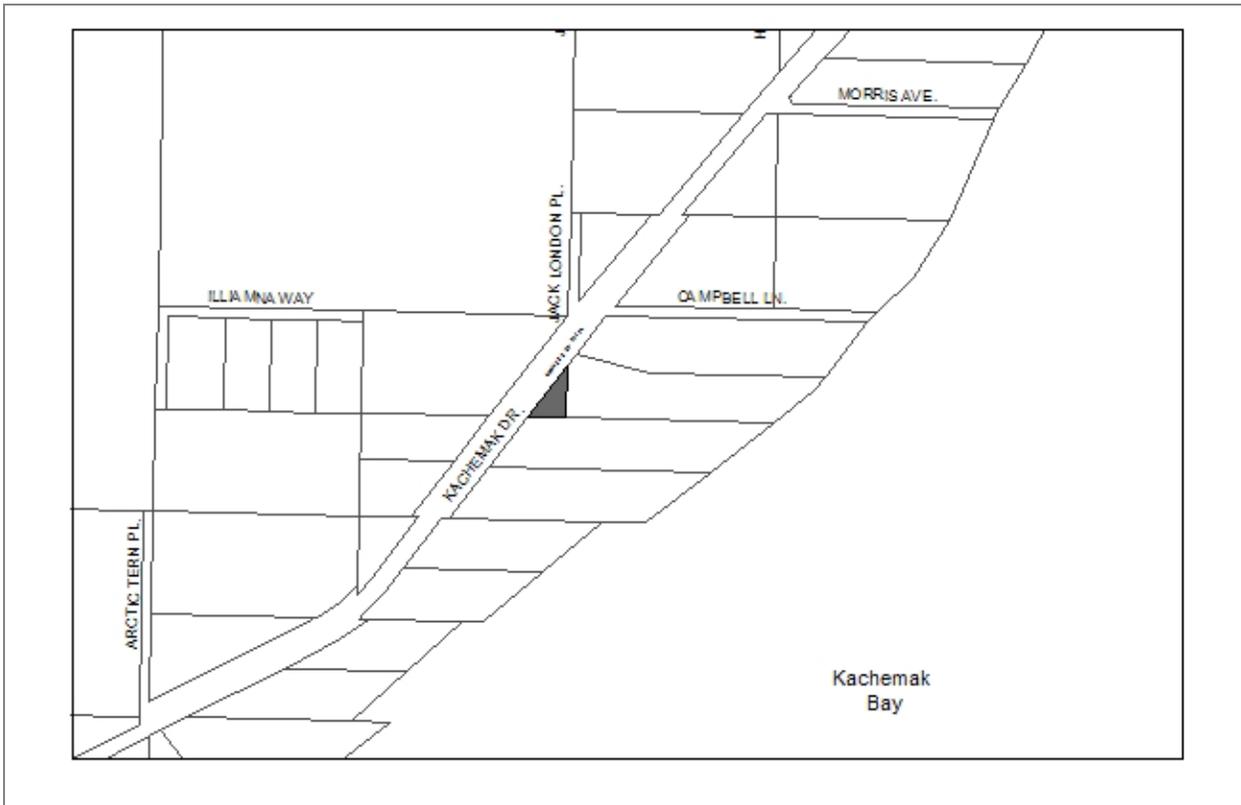
**Infrastructure:** Gravel road access.

**Notes:** Old dump site. No water or sewer to service the new ball fields. Parking lot constructed in 2006. Major funding needed to construct restrooms. 2009: ord 09-35(A) allocated \$33,000 for improvements to two ballfields.

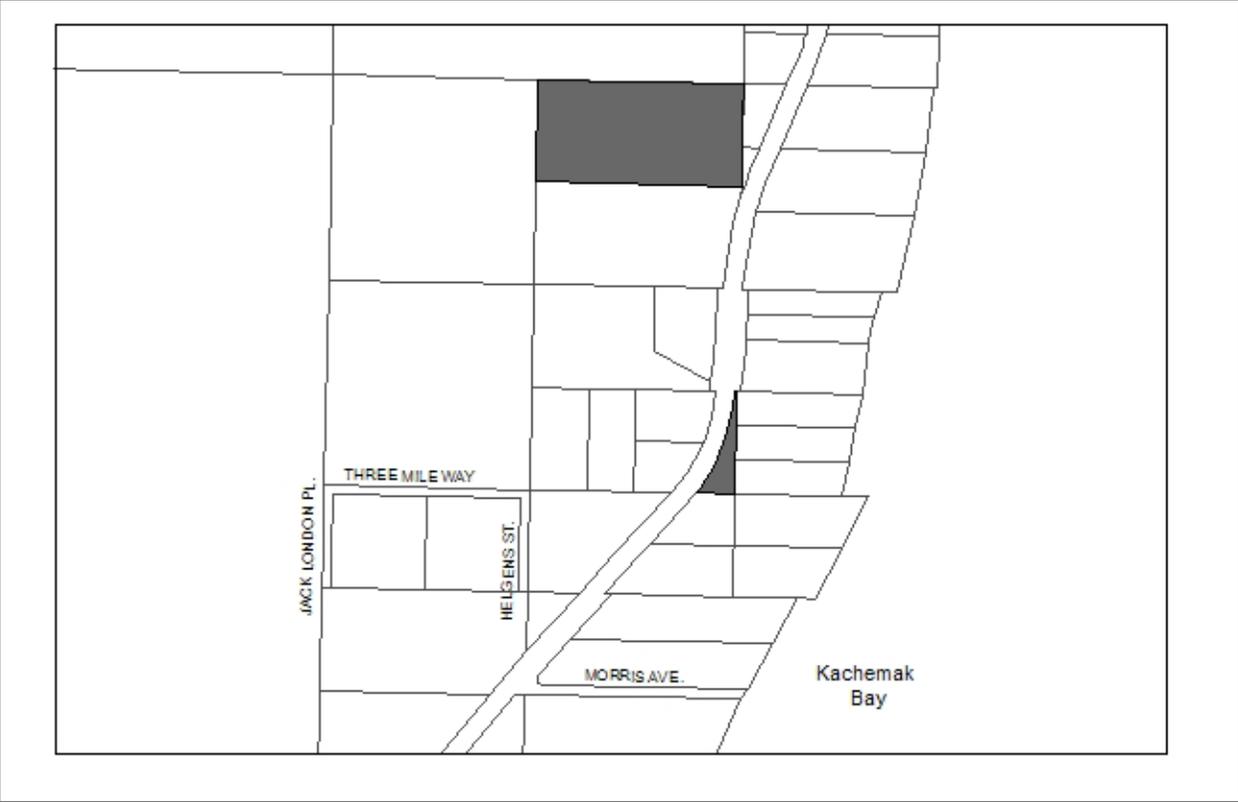
**Finance Dept. Code:**



<b>Designated Use:</b> Future Kachemak Drive Trail and rest area Resolution 2011-37(A)	
<b>Acquisition History:</b> Ord 96-16(A) (KPB)	
<b>Area:</b> 1.65 acres	<b>Parcel Number:</b> 17936020
<b>2009 Assessed Value:</b> \$10,500	
<b>Legal Description:</b> Scenic Bay Lot 4	
<b>Zoning:</b> General Commercial 2	<b>Wetlands:</b> 100% Wetlands
<b>Infrastructure:</b> Paved Road	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Public Park/Designated Public Use	
<b>Acquisition History:</b> Tax Foreclosure Ord 78/18	
<b>Area:</b> 0.24 acres	<b>Parcel Number:</b> 17915003
<b>2009 Assessed Value:</b> \$18,200	
<b>Legal Description:</b> That Portion of Govt Lot 3 Lying southwesterly of Kachemak Drive, T6S R13W S23	
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> No wetlands
<b>Infrastructure:</b> Paved road access	
<b>Notes:</b> Limited developable area due to setback requirements from Kachemak Dr.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Future Kachemak Drive Trail and rest areas. Resolution 11-37(A)  
**Acquisition History:** No history for Gov't Lot 36. Lot 1: Ordinance 97-06(S) KPB

<b>Area:</b> Gov't Lot 36: 5 acres Harry Feyer Subdivision Lot 1: 0.39 acres	<b>Parcel Number:</b> 17910001, 17911005
---	--

**2009 Assessed Value:** \$72,300 (lot 36), \$23,800 (lot 1)

**Legal Description:** Government Lot 36 HM T06S R13W S14, Harry Feyer Subdivision Lot 1

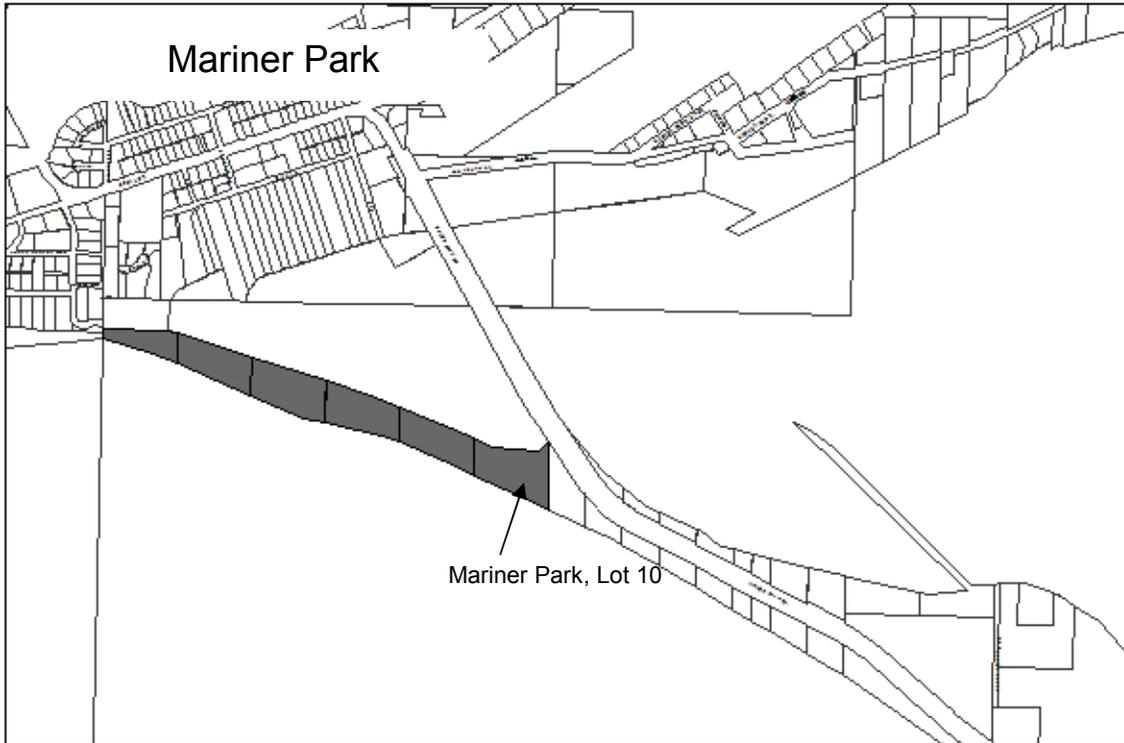
<b>Zoning:</b> Rural Residential	<b>Wetlands:</b> Lot 36 is wetland. Lot 1 is not.
----------------------------------	---

**Infrastructure:** Paved Road access, power.

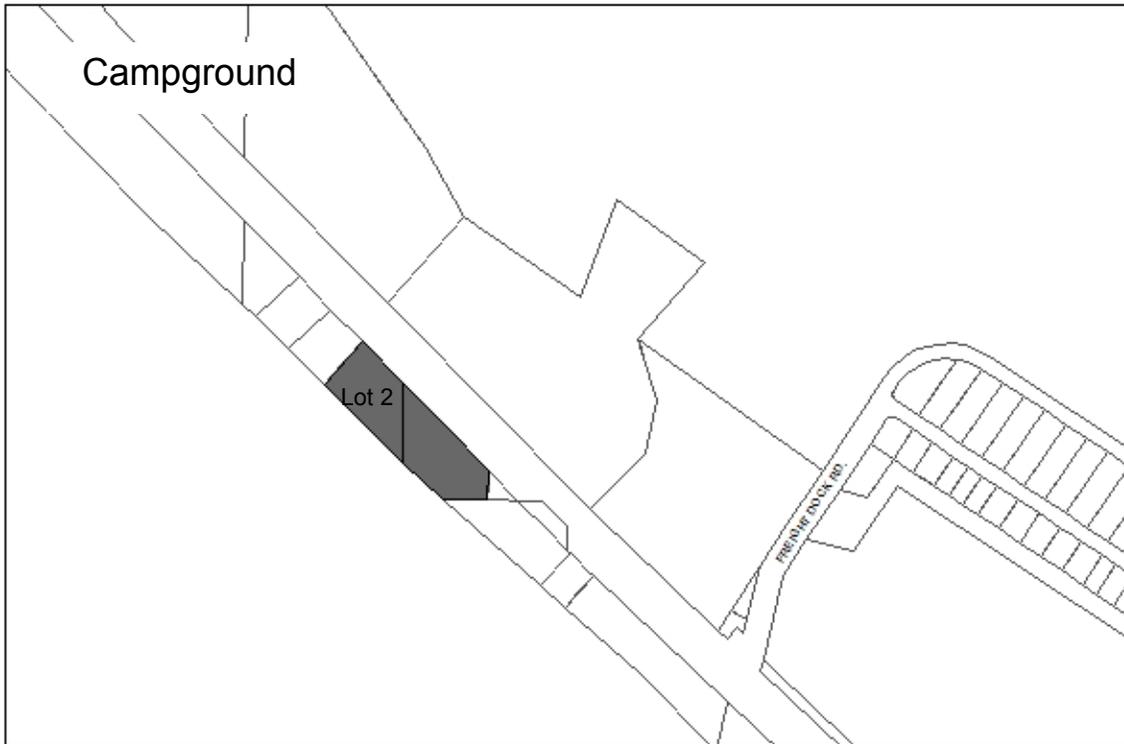
**Notes:** Access to Gov't lot 36 is by public access easement rather than dedicated Right of Way. Future development of this lot would need to address any access concerns.

Lot 1 is a sliver of land left over after the dedication of Kachemak Drive. Currently, two driveways cross the property to reach the homes to the west. The majority of this lot has an access easement across it, so there is only a portion of land that could be used for a structure. Further, Kachemak Drive is only 60 feet wide at this point instead of the usual 100 ft width.

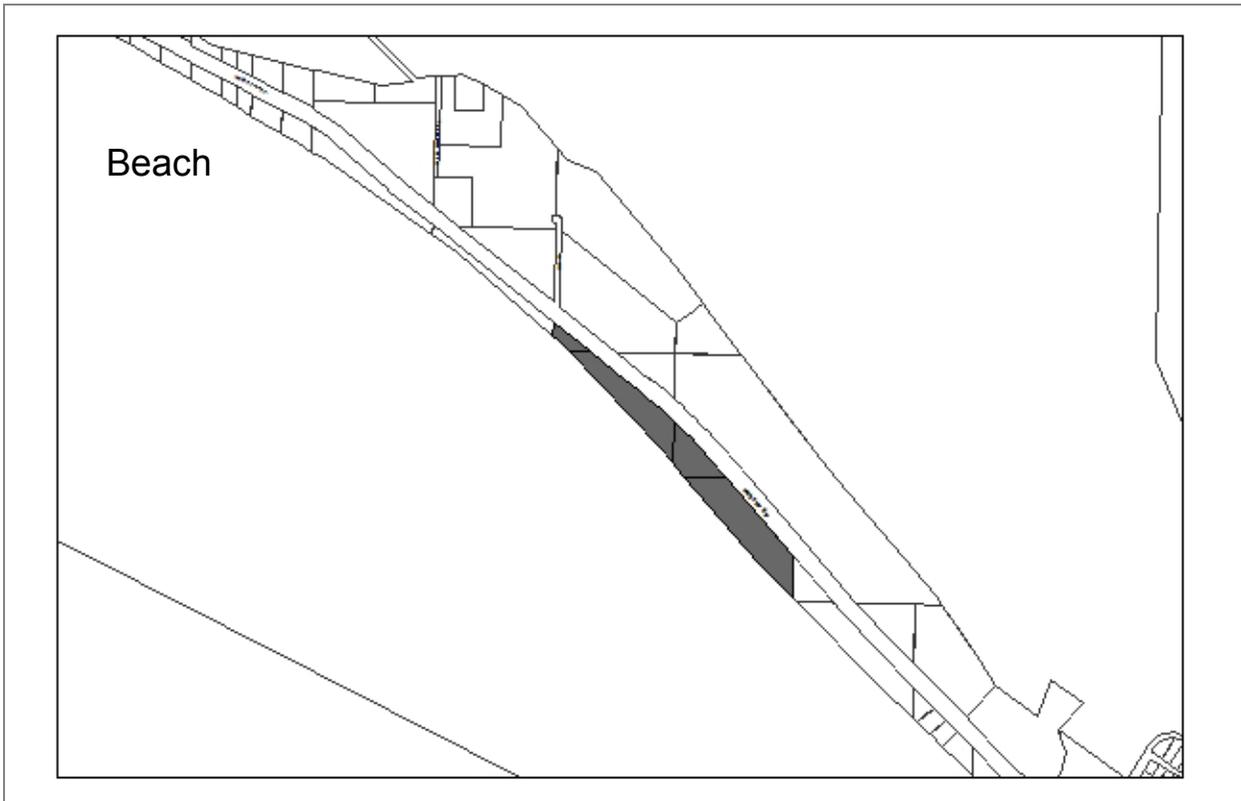
**Finance Dept. Code:**



<b>Designated Use:</b> Undesignated	
<b>Acquisition History:</b> Lot 10: Simmons purchase, 1983. Other are EVOS purchases.	
<b>Area:</b> 32.32 acres	<b>Parcel Number:</b> 18101002-07
<b>2009 Assessed Value:</b> \$144,700	
<b>Legal Description:</b> T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOTS 10-15	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> Tidal
<b>Infrastructure:</b> No infrastructure	
<p><b>Notes:</b> Acquisition of Lots 11-145 should be researched to see how they were acquired.</p> <p>Mariner Park is not a designated Park. Part of the park facilities are located in the lot to the north.</p> <p>Mariner Park and Mud Bay were nominated by the City as Western Hemisphere Shorebird Reserve Sites in 1994 ("whissern" ). They are recognized as sites of international importance. <a href="http://www.whsrn.org/">http://www.whsrn.org/</a></p> <p>2012 Mariner Park driveway was relocated to the north.</p>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Camping	
<b>Acquisition History:</b>	
<b>Area:</b> 3.92 acres (2.1 and 1.82 acres)	<b>Parcel Number:</b> 18103101, 02
<b>2009 Assessed Value:</b> \$580,000 (Includes value of the campground office)	
<b>Legal Description:</b> Homer Spit Subdivision Amended Lot 2, and that portion of Government Lot 14 lying south of the Homer Spit Road T6S R13W S35	
<b>Zoning:</b> Open Space Recreation.	
<b>Infrastructure:</b> Paved road, water and sewer	
<b>Notes:</b> At most, 1/3 of the land is above the high tide line. The rest is beach or underwater.	
<b>Finance Dept. Code:</b>	



**Designated Use:** Public Use/ Open Space Recreation  
**Acquisition History:** Ord 90-26 (KPB). Lot 6: EVOS purchase

<b>Area:</b> 23 acres	<b>Parcel Number:</b> 181030 02, 04, 06 18102011
-----------------------	--

**2009 Assessed Value:** \$262,200

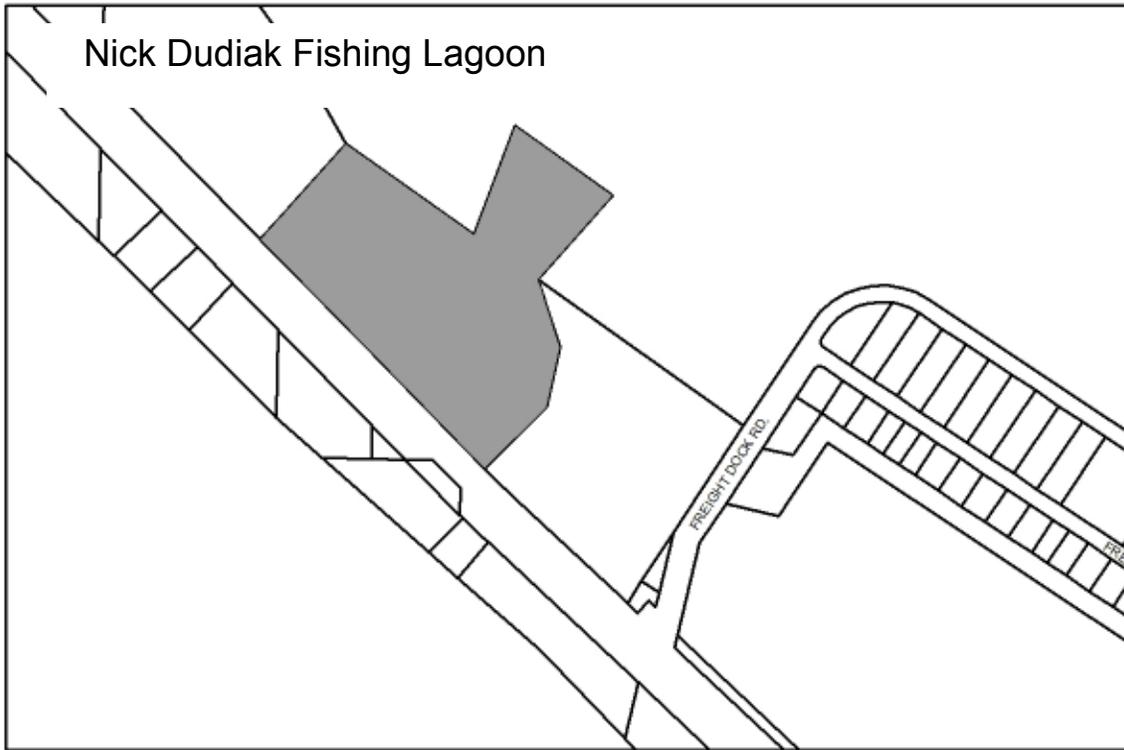
**Legal Description:** T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1,2, Sec 34 Lot 1, lot 6 SW of Sterling Hwy Sec 27

<b>Zoning:</b> Open Space Rec	<b>Wetlands:</b> Tidal
-------------------------------	------------------------

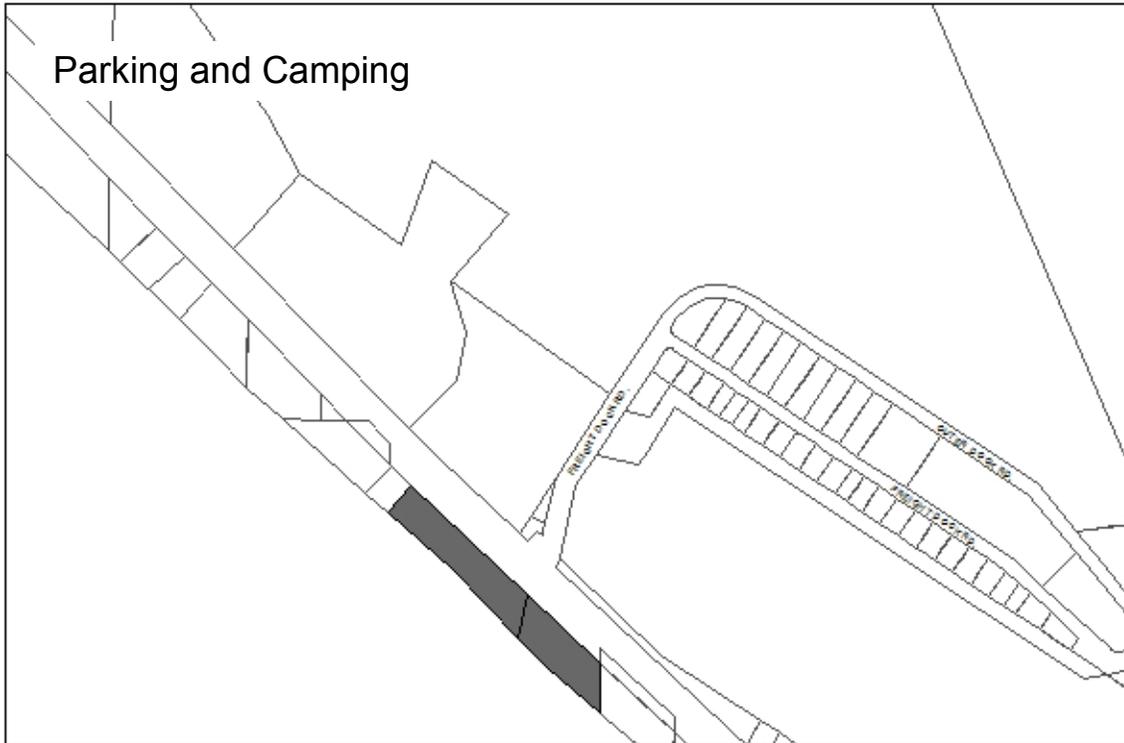
**Infrastructure:** Paved Road access

**Notes:**  
 Acquisition history of lot 6 should be researched.

**Finance Dept. Code:**



<b>Designated Use:</b> Fishing Lagoon	
<b>Acquisition History:</b> Ord 83-26 Purchase from World Seafood	
<b>Area:</b> 17.71 acres	<b>Parcel Number:</b> 18103116
<b>2009 Assessed Value:</b> \$2,144,700	
<b>Legal Description:</b> T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	
<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> N/A. Portions in floodplain.
<b>Infrastructure:</b> City Water and Sewer, paved road access. Restroom.	
<b>Notes:</b>  Dredged in 2012	
<b>Finance Dept. Code:</b>	



**Designated Use:** Western lot: Camping. East lot, parking  
**Acquisition History:**

**Area:** 5.7 acres

**Parcel Number:** 18103301, 18103108

**2009 Assessed Value:** \$672,500

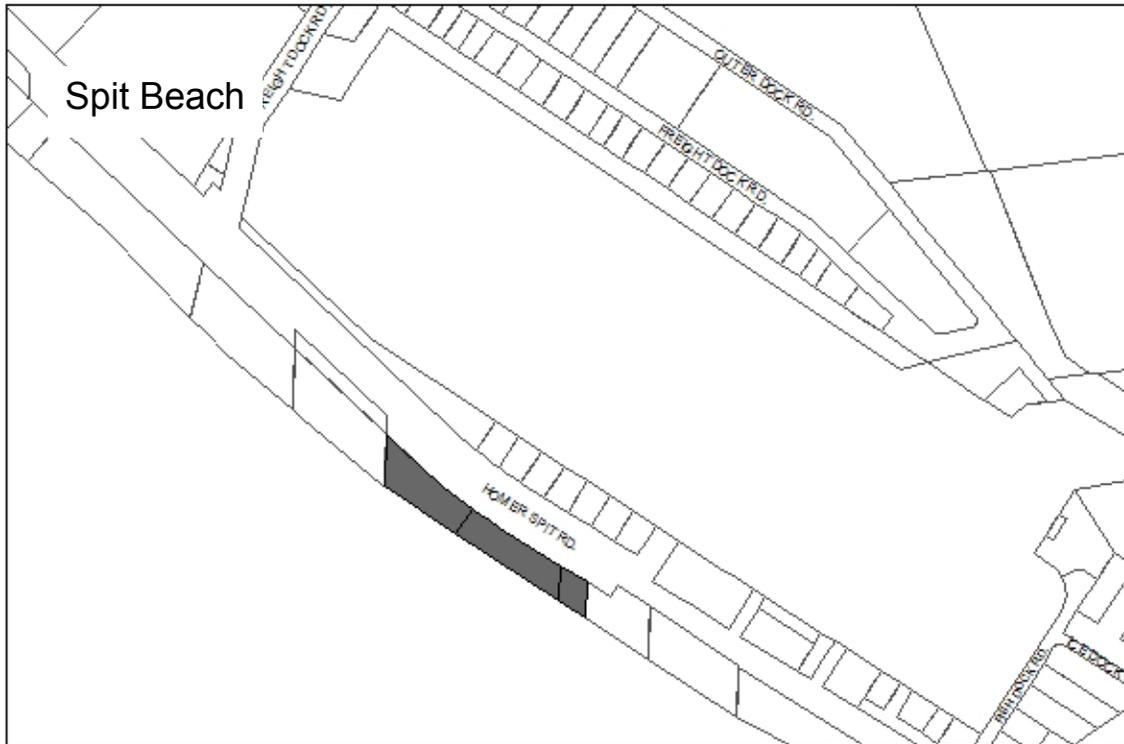
**Legal Description:** Homer Spit Amended Lots 7 and 9

**Zoning:** Open Space Recreation

**Wetlands:** N/A

**Infrastructure:** Paved Road

**Finance Dept. Code:**



**Designated Use:** Open Space Recreation  
**Acquisition History:** Lot 11B: Reso 93-14, 3/24/93 Deed. Acquired through an exchange for lot 18.

<b>Area:</b> 2.36 acres	<b>Parcel Number:</b> 181033 4, 5, 6
-------------------------	--------------------------------------

**2009 Assessed Value:** \$414,000

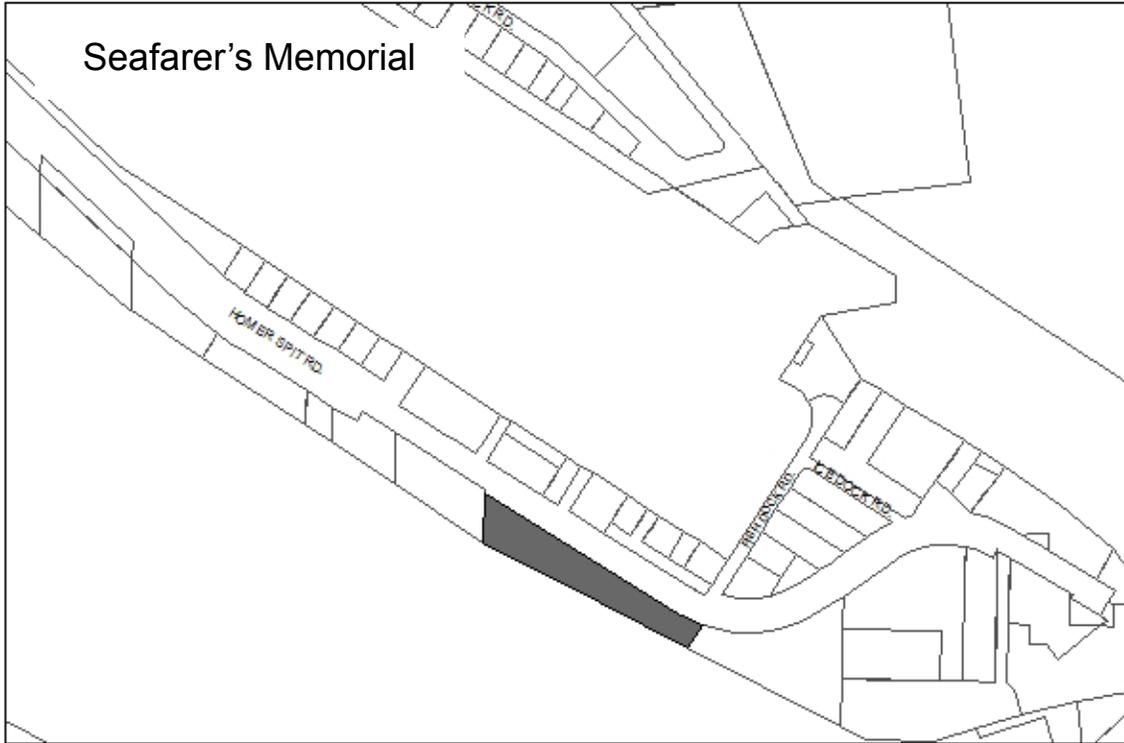
**Legal Description:** Homer Spit Subdivision Amended Lots 11 and 20. Lot 11B of HM 0640816.

<b>Zoning:</b> Open Space Recreation	<b>Wetlands:</b> N/A
--------------------------------------	----------------------

**Infrastructure:** Paved Road

**Notes:**

**Finance Dept. Code:**



**Designated Use:** Seafarer's Memorial and parking  
**Acquisition History:**

**Area:** 2.52 acres

**Parcel Number:** 18103401

**2009 Assessed Value:** \$316,900

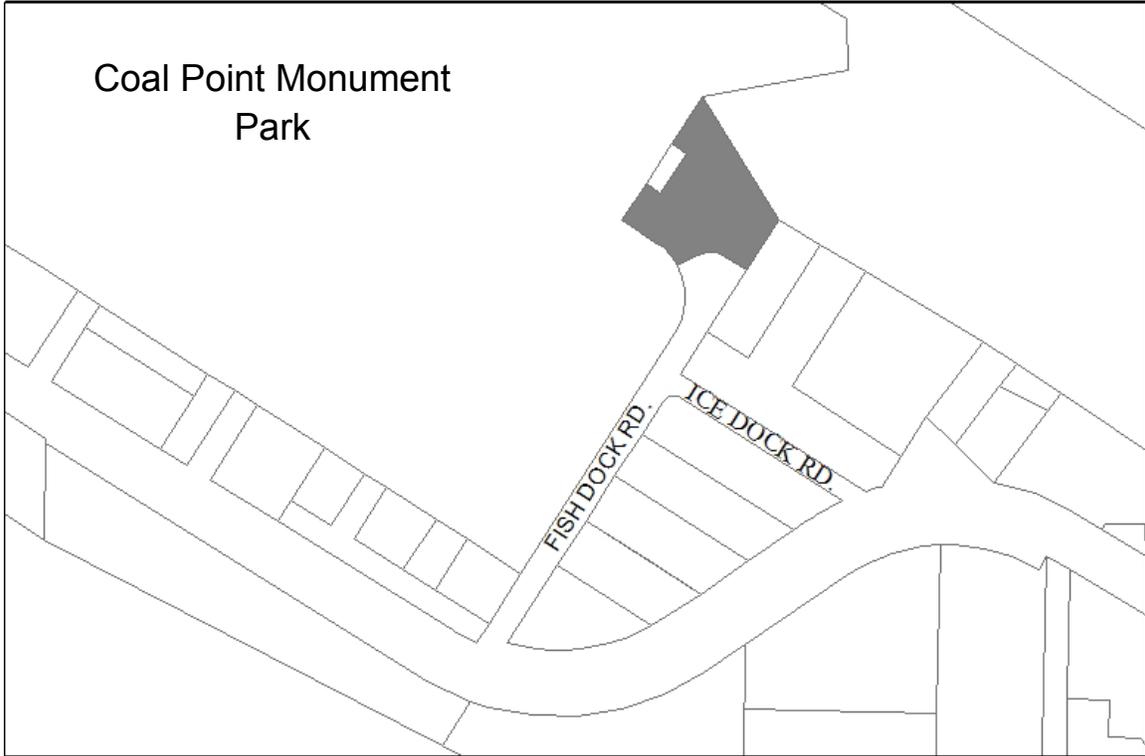
**Legal Description:** Homer Spit Amended Lot 31

**Zoning:** Open Space Recreation

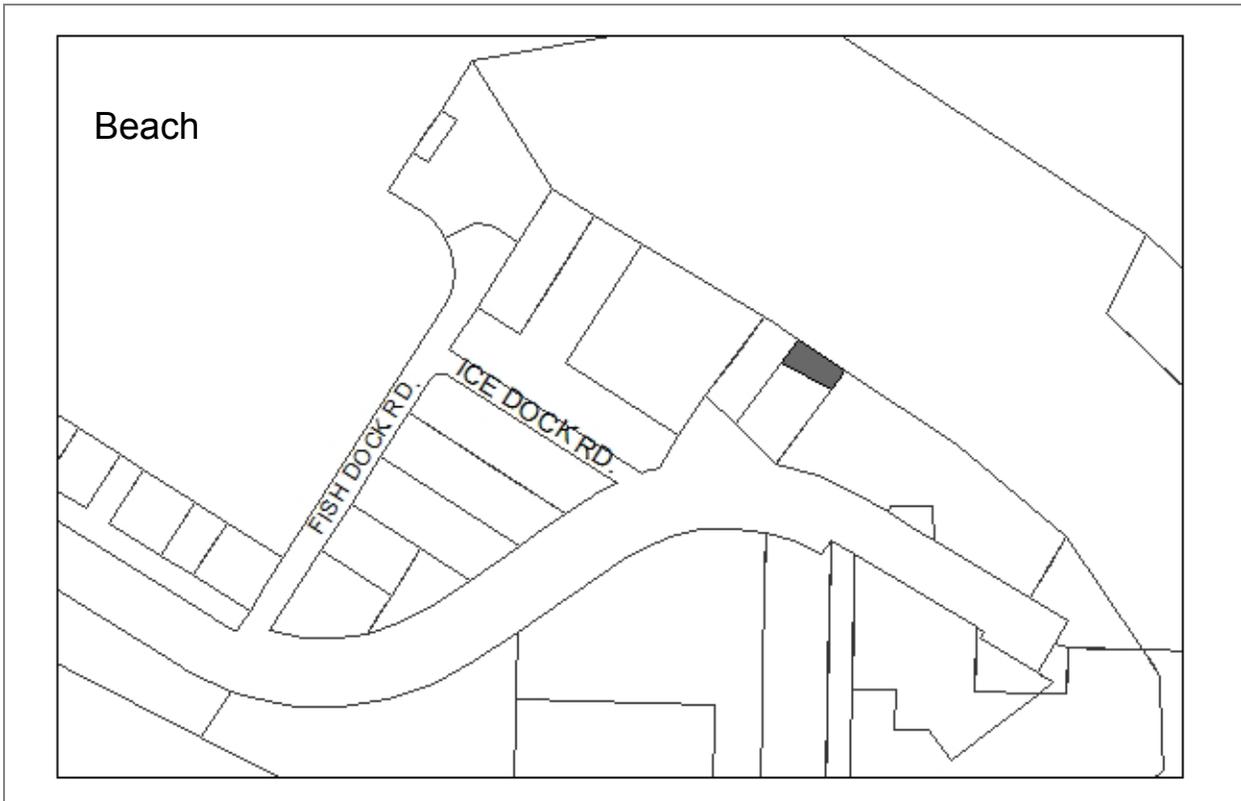
**Wetlands:** N/A

**Infrastructure:** Paved Road

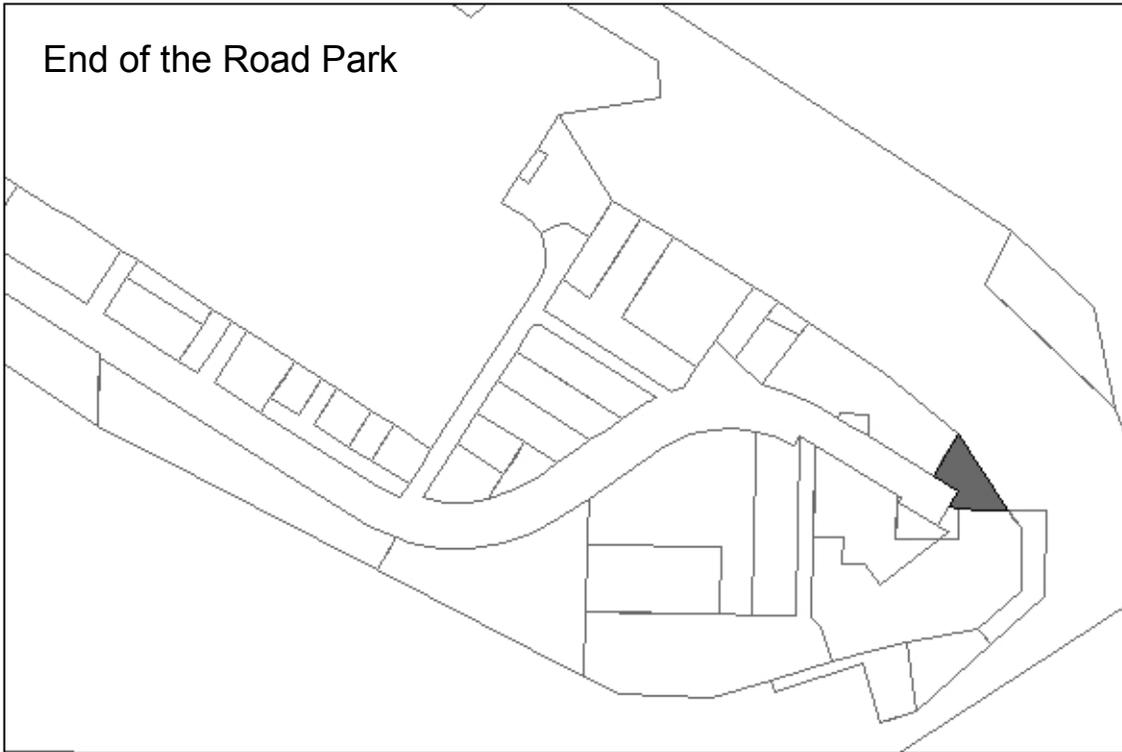
**Finance Dept. Code:**



<b>Designated Use:</b> Park	
<b>Acquisition History:</b>	
<b>Area:</b> 1.09 acres	<b>Parcel Number:</b> 18103426
<b>2010 Assessed Value:</b> \$322,600	
<b>Legal Description:</b> LEGAL T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED COAL POINT MONUMENT PARK EXCLUDING THAT PORTION AS PER LEASE AGREEMENT 187 @ 921	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b>
<b>Infrastructure:</b> gravel road	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	



<b>Designated Use:</b> Beachfront between Icicle and Main Dock	
<b>Acquisition History:</b>	
<b>Area:</b> 0.11 acres	<b>Parcel Number:</b> 18103446
<b>2009 Assessed Value:</b> \$68,800	
<b>Legal Description:</b> T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A tidal, flood plain
<b>Infrastructure:</b>	
<b>Notes:</b>	
<b>Finance Dept. Code:</b>	

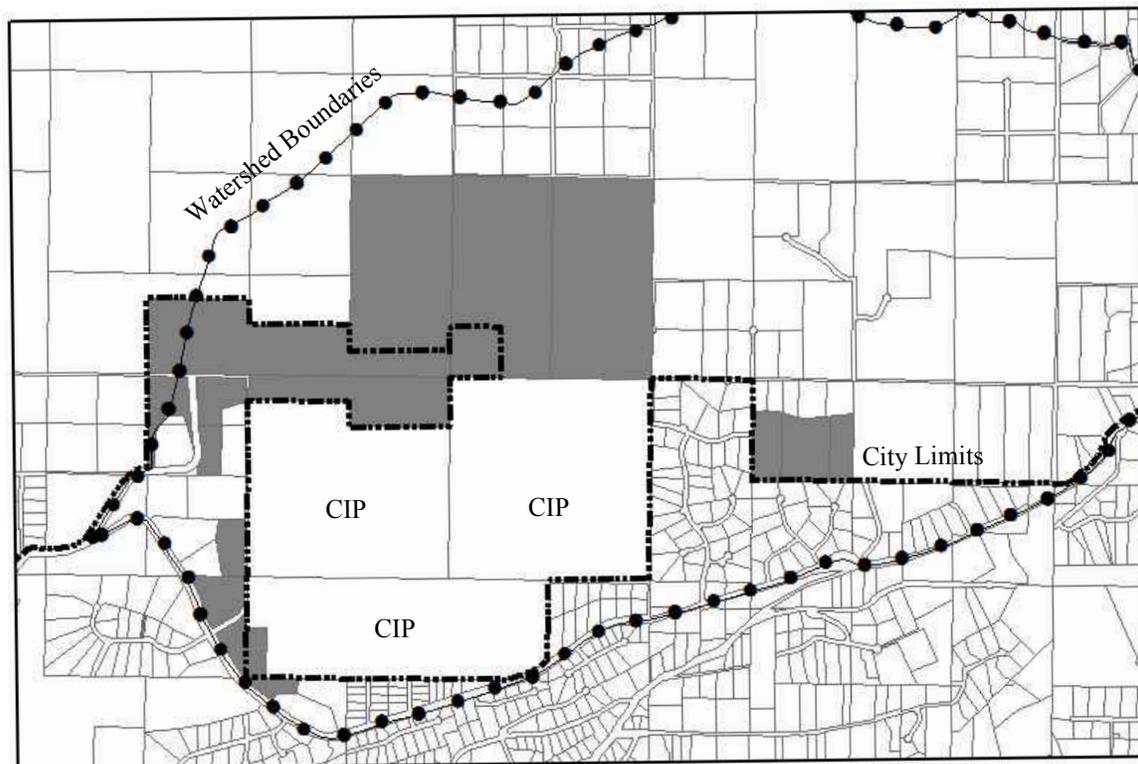


<b>Designated Use:</b> End of the Road Park Resolution 13-032	
<b>Acquisition History:</b>	
<b>Area:</b> 0.43 acres	<b>Parcel Number:</b> 18103448
<b>2009 Assessed Value:</b> \$173,400	
<b>Legal Description:</b> HM0930049 T07S R13W S01 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	
<b>Zoning:</b> Marine Industrial	<b>Wetlands:</b> N/A
<b>Infrastructure:</b> Water, sewer, paved road access	<b>Address:</b>
<ul style="list-style-type: none"> <li>Restroom construction 2013/14, parking lot paved, and spit trail completed</li> </ul>	
<b>Finance Dept. Code:</b>	

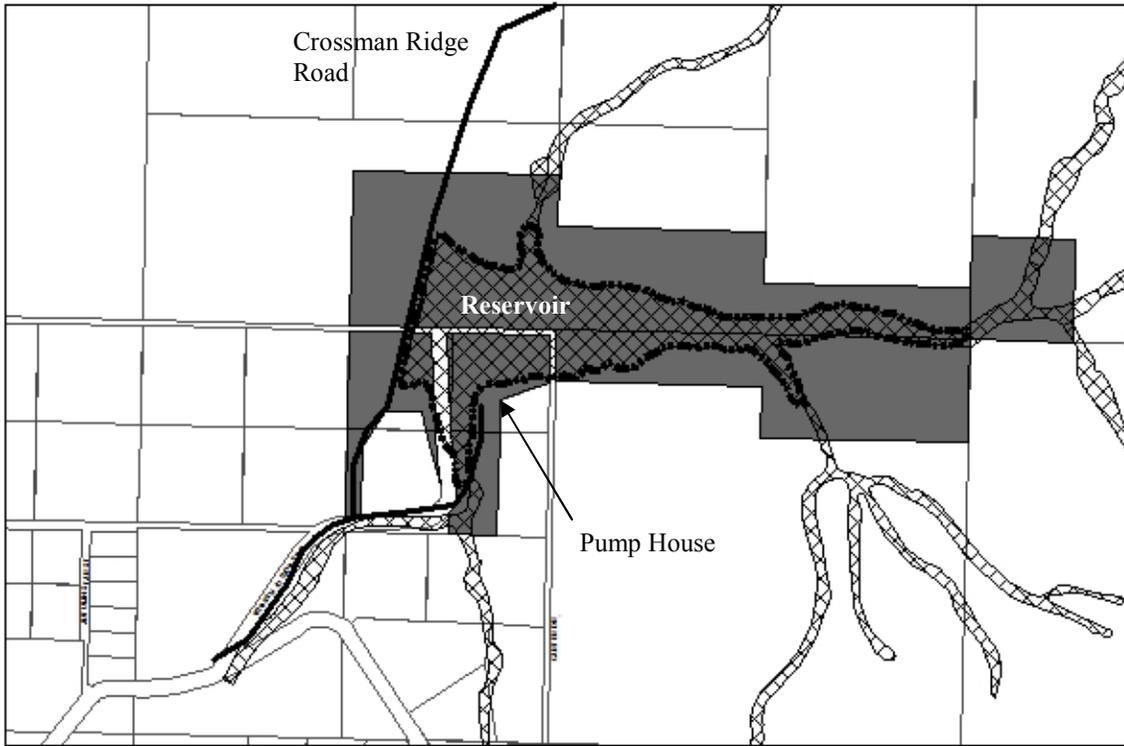
### City Lands within the Bridge Creek Watershed Protection District

These properties lie within the Bridge Creek Watershed Protection District. Not all the lands within the district are in Homer City limits. The city owns 19 lots totaling 395.6 acres with an assessed value in 2012 of \$3,957,500. Lands include conservation purchases from the University of Alaska, and water system infrastructure such as the reservoir, pump house, and water treatment plant and tanks.

In 2006, the number one CIP funding priority was the water supply, including the water treatment plant, water source and watershed land acquisitions. In particular, the City has requested funding to purchase additional property bordering the reservoir and Bridge Creek for both water treatment expansion and preservation.



Section updated February 4, 2014



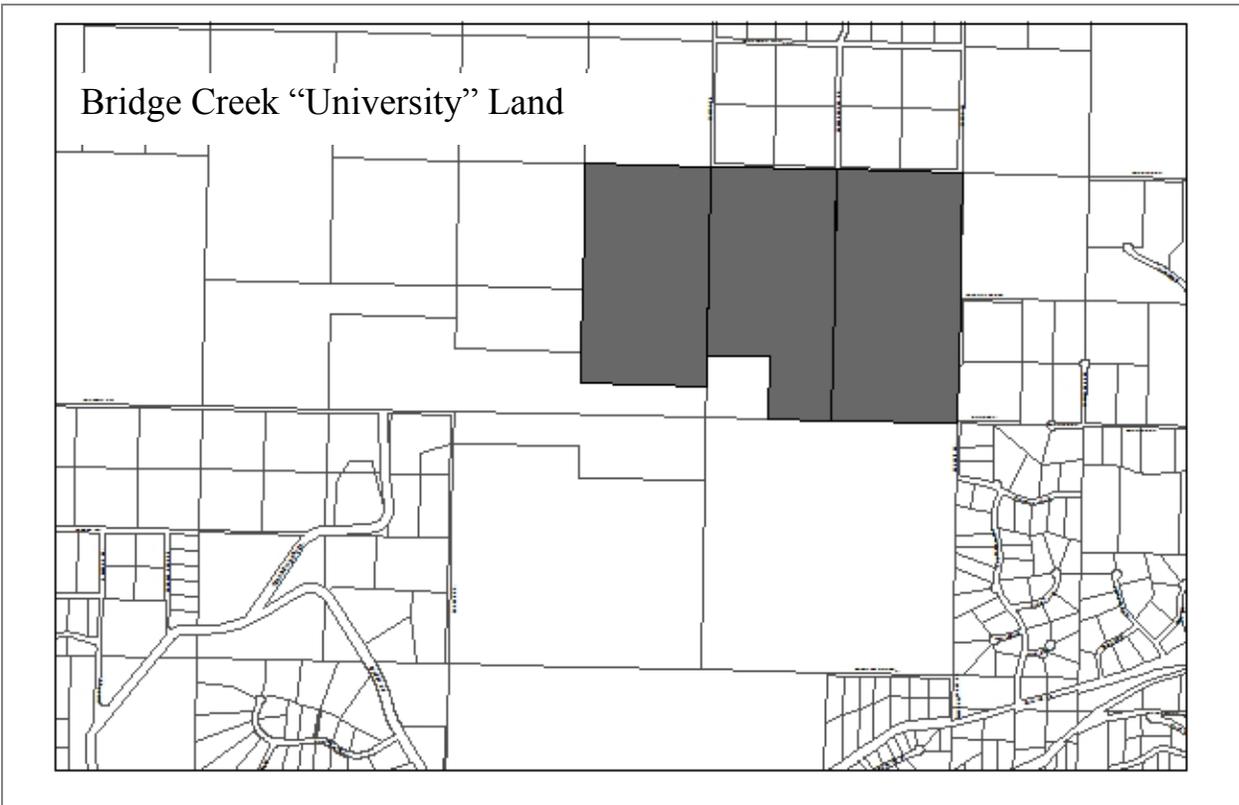
**Designated Use:** Bridge Creek Watershed, Reservoir and pump house  
**Acquisition History:**

**Area:** 120.9 acres      **Zoning:** Conservation      **2012 Assessed Value:** \$313,000

**PARCEL ACREAGE LEGAL**

17307053	0.410	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD
17307057	1.470	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307059	0.130	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF
17307062	7.350	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF
17307064	6.940	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF
17305301	30.000	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4
17305111	60.000	T 6S R 13W SEC 5 T 6S R 13W SEC 6 HM SEWARD MERIDIAN S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 SE1/4 OF SEC 6
17305236	10.000	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4
17307060	4.600	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF

**Finance Dept. Code:**



**Designated Use:** Bridge Creek Watershed Property  
**Acquisition History:** Ordinance 2003-7(A). Purchased from UAA.

<b>Area:</b> 220 acres	<b>Parcel Number:</b> 173 052 34, 35, 17305120
------------------------	--

**2012 Assessed Value:** \$184,100

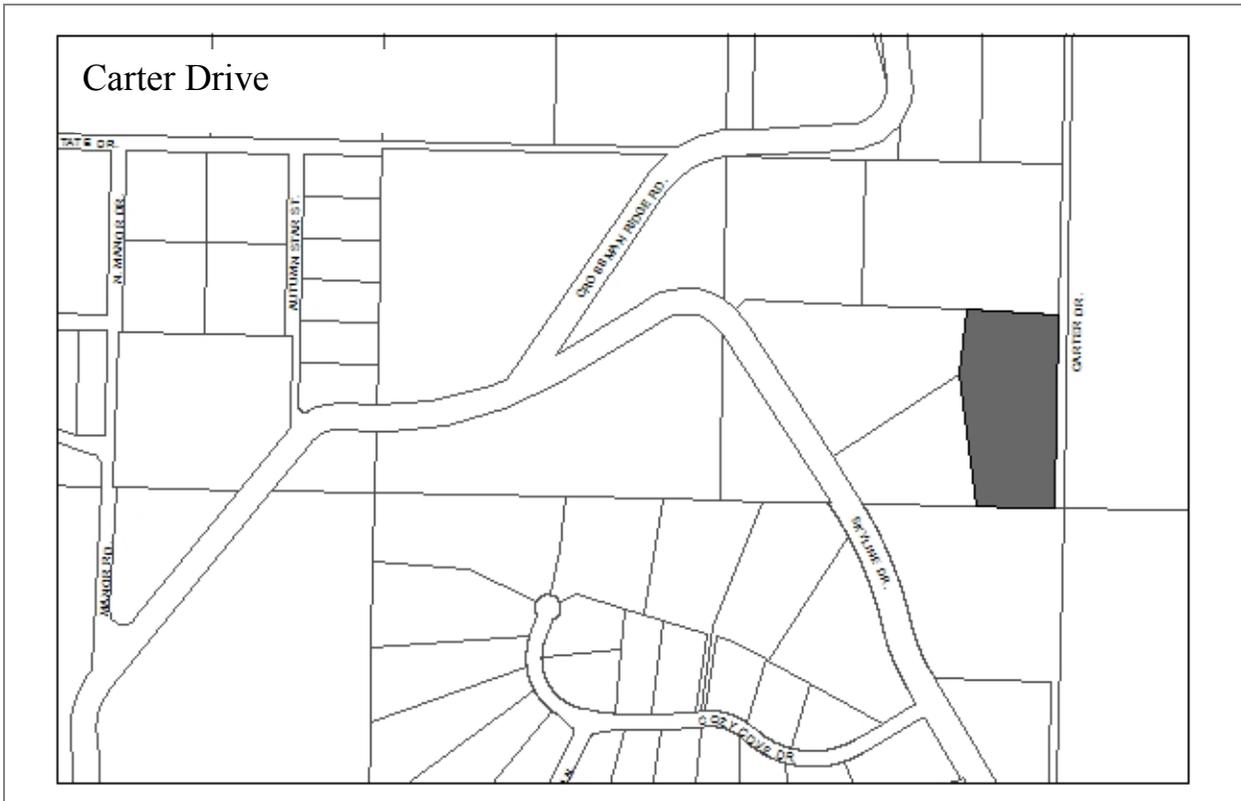
**Legal Description:** The Northwest one-quarter of the Southeast one-quarter (NW1/4 SE1/4) and the East one-half of the Southwest one-Quarter of the Southeast one-quarter (E1/2 SW1/4 SE1/4) and the Northwest one-quarter of the Southwest one-quarter of the Southeast one-quarter (NW1/4 SW1/4 SE1/4) and the Northeast one-quarter of the Southwest one-quarter (NE1/4 SW1/4) and the North one-half of the South one-half of the Southeast one-quarter of the Southwest one-quarter (N1/2 S 1/2 SE1/4 SW1/4) and the East one-half of the Southeast one-quarter (E1/2 SE1/4) of Section 5, Township 6 South, Range 13 West, Seward Meridian, in the Homer Recording District, State of Alaska.

<b>Zoning:</b> Bridge Creek Watershed Protection District. Not within City Limits.	<b>Wetlands:</b> Some wetlands. Bridge Creek flows through the property.
--	--

**Infrastructure:** None. Limited legal and physical access.

**Notes:**  
 Paid \$265,000 for land in 2003.

**Finance Dept. Code:**



**Designated Use:** A public use to protect and enhance the City's Bridge Creek Watershed and thereby protect its water quality.

**Acquisition History:** Emergency Ordinance 2005-40, 2005-45.

**Area:** 5.93 acres

**Parcel Number:** 173070760

**2012 Assessed Value:** \$76,300 (Land \$44,300 Structure \$32,000)

**Legal Description:** HM0840119 T06S R13W S07 Pioneer Valley Subdivision Lot 2

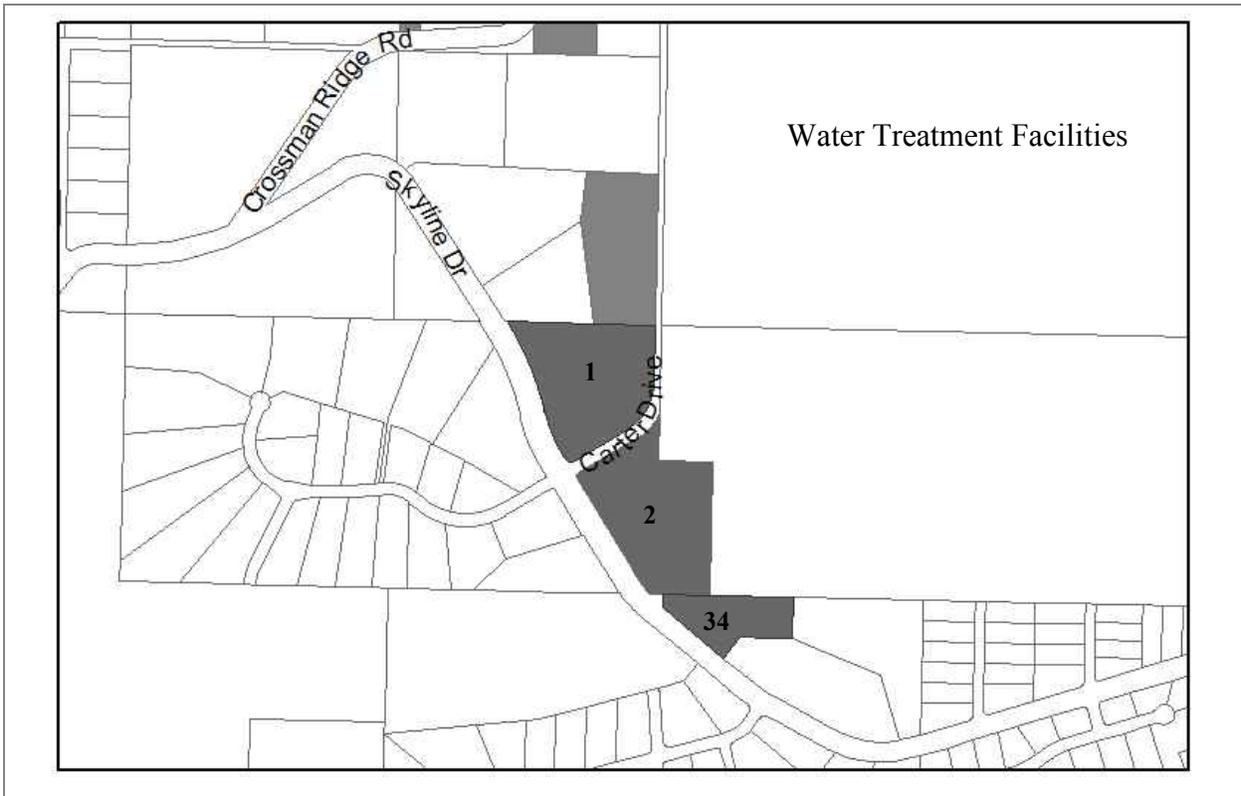
**Zoning:** Rural Residential, Bridge Creek WPD

**Wetlands:** Some discharge slope wetland, possibly a creek to the Reservoir.

**Infrastructure:** Driveway access to property.

**Notes:** Property includes a small cabin.

**Finance Dept. Code:**



**Designated Use:** Protecting the watershed and providing alternate access to property north of the City's water treatment plant, Water Tank and building, City Well Reserve Water Tank and building/Public Purpose.

**Acquisition History:** Ordinance 10-21 (Lot 1) Lot 34 Purchased 1/97 Tulin

**Area:** Lot 1: 7.83 acres  
 Lot 2: 8.34 acres  
 Lot 34: 3 acres

**Parcel Number:** 17307094, 95, 96, 17308034

**2012 Assessed Value:** Lot 1: land \$45,600 Lot 2: Land \$79,500, improvements \$2,389,400  
 Lot 34: land \$42,300, Improvements \$677,500,

**Legal Description:** Hillstrand's Homestead Lots 1, 2, Tulin Terrace Upper Terrace Lot 34

**Zoning:** Rural Residential, Bridge Creek WPD

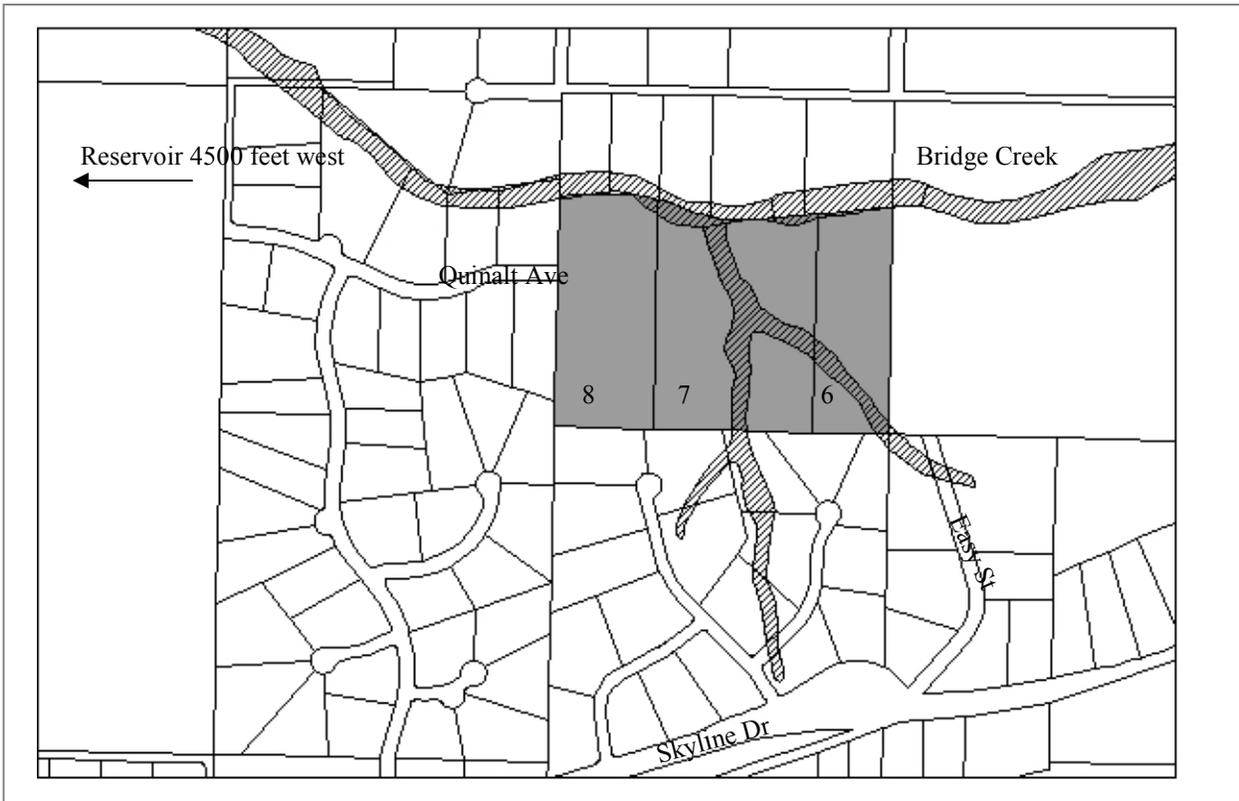
**Wetlands:** Some discharge slope wetland, possibly a creek to the Reservoir.

**Infrastructure:** Paved road, electricity

**Notes:**

Bulk of Lot 1 purchased in 2010, Ord 10-21, \$90,000. 184 Skyline Dr  
 Western half of lot 2 has old water tank. Former water treatment plant site. A fire station is scheduled for construction on the old water treatment foundation for summer 2014.  
 Eastern half of lot 2, acquired through eminent domain. Location of the water treatment plant.  
 Lot 34 is the site of a 1 million gallon water tank.

**Finance Dept. Code:**



**Designated Use:** Watershed Protection Purposes  
**Acquisition History:** Ordinance 2009-08(A)

**Area:** Lot 6: 6.91 acres, Lot 7: 13.38 acres  
 Lot 8: 8.89 acres Total: 28.81 acres

**Parcel Numbers:** 1736600 6, 7, 8

**20012 Assessed Value:** \$185,700 (all lots)

**Legal Description:** Lots 6,7 and 8, Roehl Parcels Record of Survey Amended

**Zoning:** Not in city limits.

**Wetlands:** about half the land is wetland. Bridge Creek is the northern boundary of these lots.

**Infrastructure:** Gravel access on Easy Street and Quinalt Ave. There is a gravel road with some sort of easement over lots 6 and 7.

**Notes:**

Lots purchased 2/25/09  
 Lot 6, \$58,735, recorded document 2009-000612-0  
 Lot 7, \$113,730, recorded document 2009-000613-0  
 Lot 8, \$75,565, recorded document 2009-000611-0  
 Total Cost: \$248,030

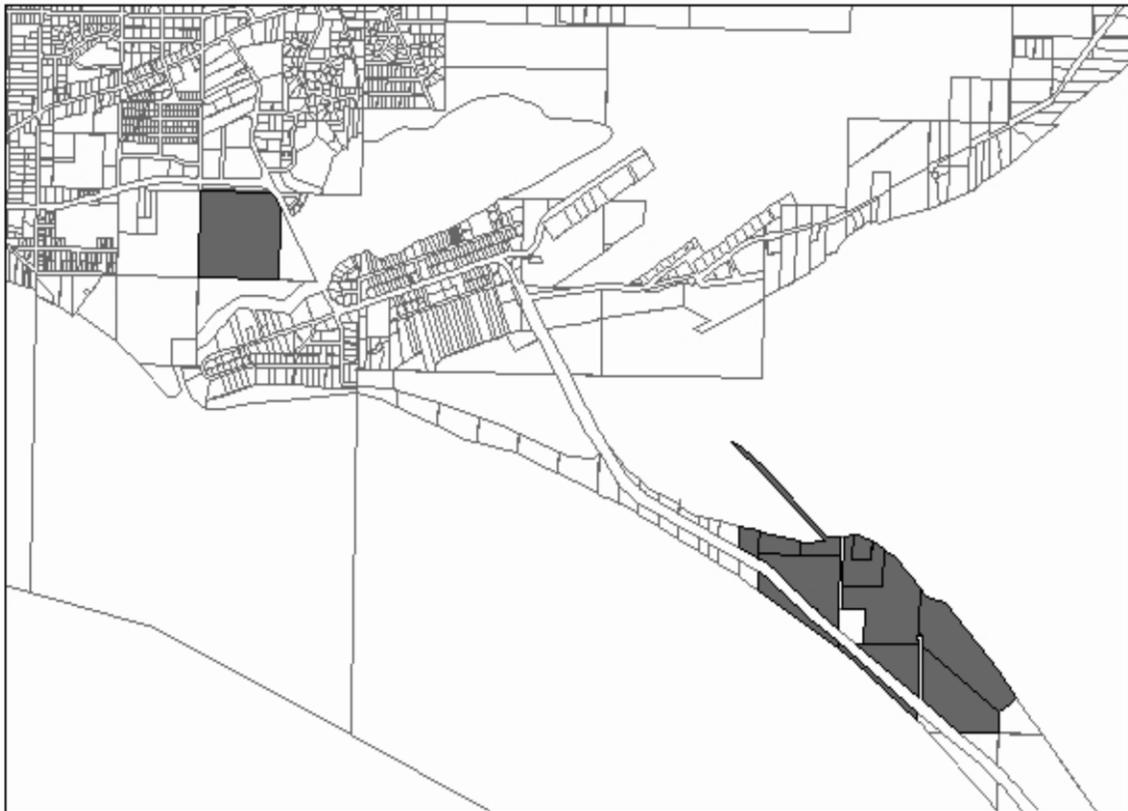
The northern lot line of these lots is bridge creek, and meanders as the creek meanders.

**Finance Dept. Code:**

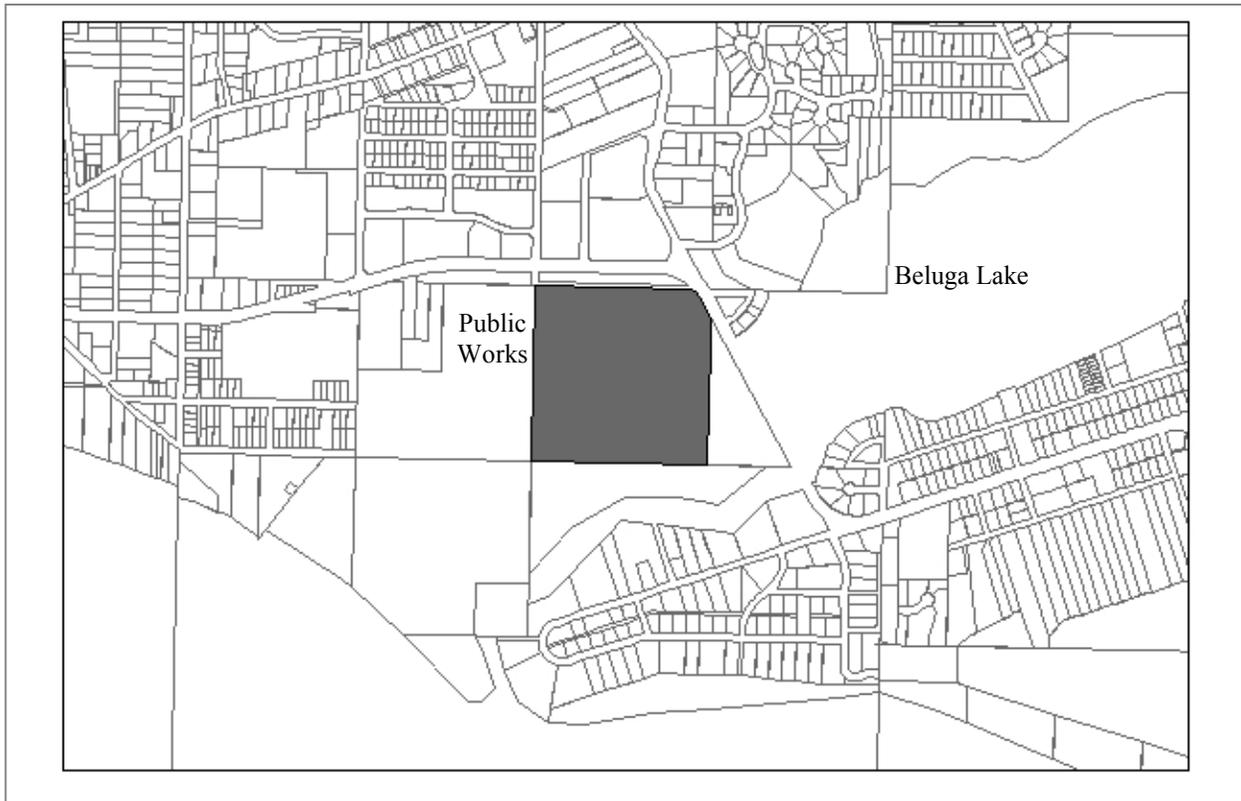
## Homer Conservation Easement Lands

Existing conservation lands in Homer were mainly acquired through Exxon Valdez Oil Spill funding. Generally there are very strict easements on these lands as they were purchased to protect habitat, particularly shorebird habitat in sensitive areas. A portion of Louie's Lagoon has a conservation easement held by the Kachemak Heritage Land Trust.

Total acreage: 169.72 acres.



This section updated 1/27/2012



**Designated Use:**  
**Acquisition History:** EVOS purchase and conservation easement.

<b>Area:</b> 39.24 acres	<b>Parcel Number:</b> 17714006
--------------------------	--------------------------------

**2009 Assessed Value:** \$48,400

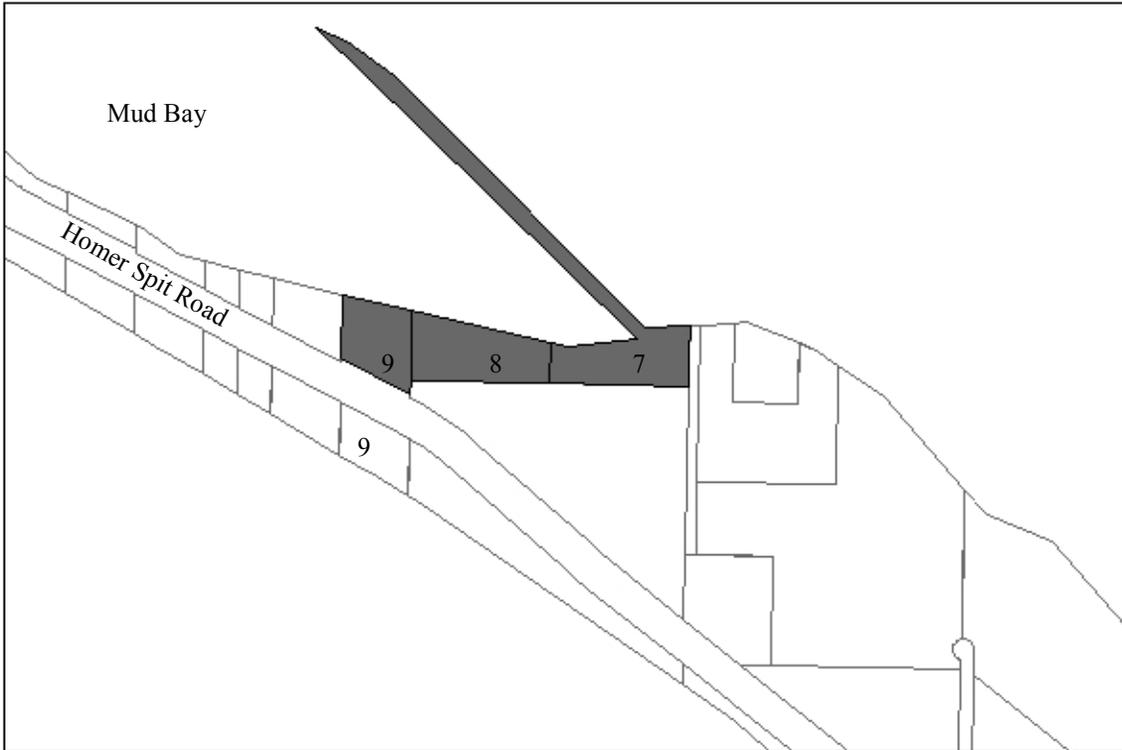
**Legal Description:** HM T06S R13W S20 NW1/4 SE1/4 EXC HOMER BY PASS RD

<b>Zoning:</b> Conservation	<b>Wetlands:</b> Beluga Slough Estuary
-----------------------------	--

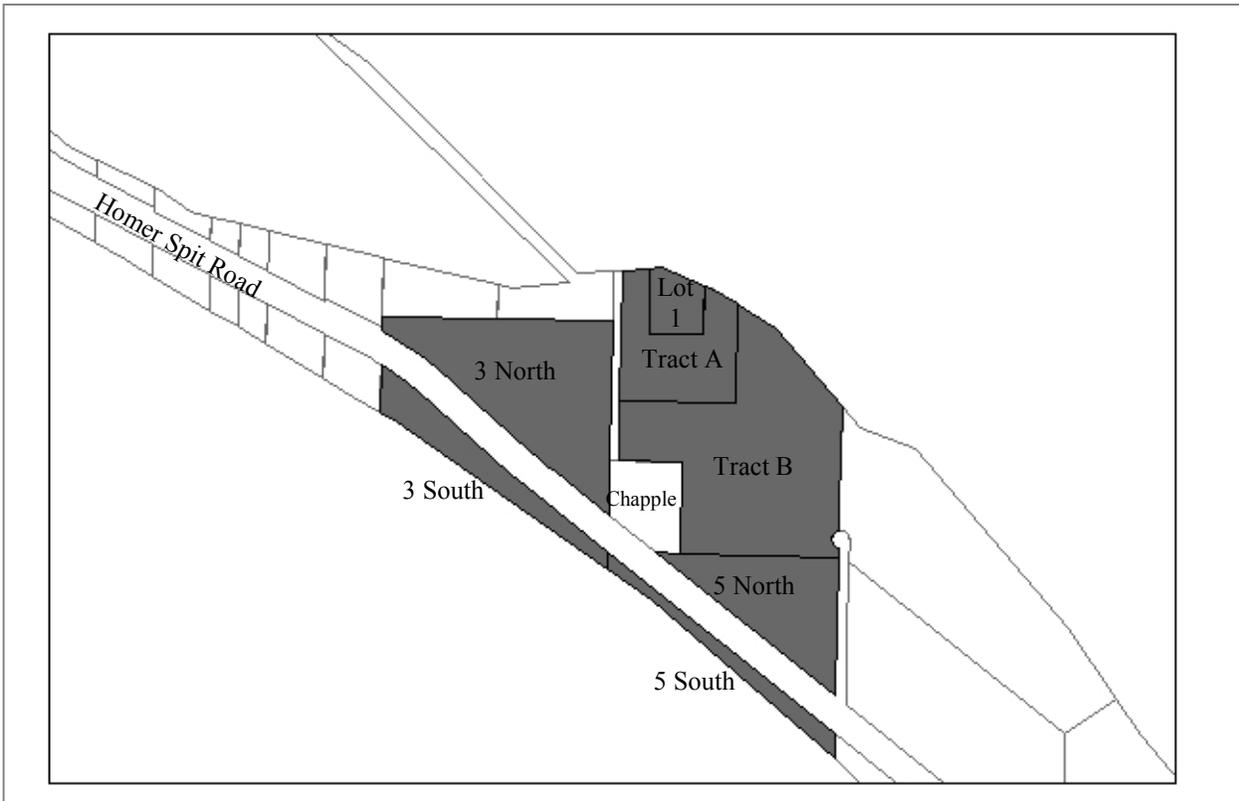
**Notes:**

- Conservation Easement document recorded in Book 0275, Page 243, Homer Recording District, 4/21/98.
- Parcel is within a FEMA-mapped floodplain.

**Finance Dept. Code:** 392.0013



<b>Designated Use:</b>	
<b>Acquisition History:</b> EVOS purchase and conservation easement. Resolution 97-72 and 104.	
<b>Area:</b> Lot 7: 7.1 acres Lot 8: 3.94 acres Lot 9: 3.00 acres Lot 9 S of Road: 2.16 acres (no EVOS Conservation Easement)	<b>Parcel Number:</b> 181020 02, 01, 18101023, 24
<b>2009 Assessed Value:</b> Lot 7: \$115,800 Lot 8: \$76,600 Lot 9: \$65,100 Lot 9S: \$10,300	
<b>Legal Description:</b> HM T06S R13W S27 GOVT LOT 7 (east) and 8 (west) HM T06S R13W S28 THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	
<b>Zoning:</b> Conservation—lots 7 and 8 Open Space Recreation—Lot 9	<b>Environment:</b> State Critical Habitat Area below 17.4 ft . mean high tide line.
<b>Notes:</b> <ul style="list-style-type: none"> <li>• Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98.</li> <li>• Parcels are within a FEMA-mapped flood hazard area.</li> </ul>	
<b>Finance Dept. Code:</b>	



**Designated Use:**  
**Acquisition History:** EVOS purchase and conservation easement.

<b>Area:</b> Total: 70.97 acres	<b>Parcel Number:</b> 18102 03, 04, 05, 06, 09, 10,14
---------------------------------	---

**2009 Assessed Value:** Total: \$989,500

**Legal Description:** T 6S R 13W SEC 27 SEWARD MERIDIAN HM:

- 0630660 WALTER DUFOUR SUB LOT 1, 0630060 WALTER DUFOUR SUB TRACT A
- THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD
- THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD
- PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY
- 0770055 WALTER DUFOUR SUB TRACT B TRACT B

<b>Zoning:</b> Conservation South side of lot 5 is zoned Marine Industrial, but development is restricted by the conservation easement.	<b>Environment:</b> State Critical Habitat Area below 17.4 ft. mean high tide line.
--	---

**Notes:**

- Conservation easement recorded in Book 0275, Page 222, Homer Recording District ,4/21/98.
- Deeded to the City on same date, Book 0275, Page 236, HRD.
- Parcels are within a FEMA-mapped flood hazard area.

**Finance Dept. Code:**



**Designated Use:**  
**Acquisition History:** EVOS purchase and conservation easement.

<b>Area:</b> Total: 45.47 acres	<b>Parcel Number:</b> 181-020 - 18, 19
---------------------------------	--

**2009 Assessed Value:** Total: \$747,300

**Legal Description:** HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-A  
 HM2001008 T06S R13W S27 LOUIE'S LAGOON LOT 6-B

<b>Zoning:</b> Conservation	<b>Environment:</b> State Critical Habitat Area below 17.4 ft. mean high tide line.
-----------------------------	---

**Notes:**

- Conservation easement recorded in Book 0275, Page 229, Homer Recording District, 4/21/98. This easement covers former Lot 6. See plat 2001-008.
- Conservation easement with Kachemak Heritage Land Trust on Lot 6B. Executed 10/4/02, document 2004-004843-0 HRD.
- Parcels are within a FEMA-mapped flood hazard area.

**Finance Dept. Code:**

# 2015 DRAFT Land Allocation Plan

ATIS612

ATIS 1373

ATIS 1603



## Legend

- City Land
- Parking

## Parcels

### 2015 Allocation - Section

- For Lease
- Leased
- Undesignated
- City Facility
- Park/open space
- Private Land

City property outlined in red.  
 Photo taken in 2013.  
 Property lines are not exact - use with care  
 P & Z 3/06/15 JE

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103477	4480 HOMER SPIT RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 9-A	A-2
18103478		0.53	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 2007136 HOMER SPIT REPLAT 2006 LOT 10-A	A-2
18103223		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 4	A-3
18103224		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 5	A-3
18103225		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 6	A-3
18103226		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 7	A-3
18103227		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 8	A-3
18103228	4290 FREIGHT DOCK RD	0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 9	A-3
18103229		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 10	A-3
18103230		1.78	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 11	A-3
18103220	4380 FREIGHT DOCK RD	5.00	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 12	A-4
18103324		Portion	Homer Spit Sub No 2 Lot 12-A	A-5
18103316	4262 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 19	B-9
18103309	4390 HOMER SPIT RD	0.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 30	B-10
18103432	4400 HOMER SPIT RD	0.57	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT AMENDED LOT 32	B-11
18103431	4406 HOMER SPIT RD	0.20	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMD LOT 88-1	B-12
18103442	4460 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-2	B-13
18103443	4470 HOMER SPIT RD	0.18	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-3	B-14
18103444	4474 HOMER SPIT RD	0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT 88-4	B-15
18103402	4535 HOMER SPIT RD	2.93	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 50	B-16

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103403		1.50	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49 THAT PORTION PER LEASE 205/928	B-16
18103421	800 FISH DOCK RD	0.63	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0900052 CITY OF HOMER PORT INDUSTRIAL NO 3 LOT 12-A1	B-17
18103452	4501 ICE DOCK RD	0.79	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-C	B-18
17504024	4300 BARTLETT ST	7.12	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2	B-2
18103425	874 FISH DOCK RD	0.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0800092 CITY OF HOMER PORT INDUSTRIAL SUB NO 2 LOT 13B	B-19
18103419	842 FISH DOCK RD	1.49	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED ADL 18009 LOT 41 (ADL 18009)	B-20
18103427	843 FISH DOCK RD	0.07	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED THAT PORTION OF COAL POINT MONUMENT PARK AS PER LEASE AGREEMENT 187 @ 921	B-21
18103404	4667 HOMER SPIT RD	2.23	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 48	B-22
18103445	4688 HOMER SPIT RD	0.35	T 7S R 13W SEC 1 SEWARD MERIDIAN HM A PORTION OF GOVT LOT 20 PER A/L 207 @ 73	B-23
18103447	4690 HOMER SPIT RD	1.83	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA 'S ADDN LOT 45-A	B-25
18103260	4607 FREIGHT DOCK RD	0.46	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-E-1	B-26
18103238		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 19	B-27
18103105	3815 HOMER SPIT RD	1.60	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 5	B-3
18103117	3854 HOMER SPIT RD	11.27	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-A	B-4
18103118	3978 HOMER SPIT RD	0.15	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-B	B-5
18103119	1114 FREIGHT DOCK RD	0.18	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0940043 THE FISHIN HOLE SUB NO 2 TRACT 1-C	B-6
18103240	4323 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 21	B-7
18103218	4373 FREIGHT DOCK RD	0.32	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920024 HOMER SPIT FOUR SUB	B-8

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17717706	997 OCEAN DRIVE LOOP	0.68	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 43	C-9
17717707	1017 OCEAN DRIVE LOOP	0.98	T 6S R 13W SEC 29 SEWARD MERIDIAN HM 0003415 OSCAR MUNSON SUB LOT 44	C-9
18101008		4.60	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 8	C-10
18101009		1.44	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING SOUTH OF HOMER SPIT RD	C-10
18101010	1920 HOMER SPIT RD	0.81	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 7 LYING NORTH OF HOMER SPIT RD	C-10
18101011		0.77	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING NORTH OF HOMER SPIT RD	C-10
18101012		1.20	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 6 LYING SOUTH OF HOMER SPIT RD	C-10
18101013		1.32	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT RD	C-10
18101014		0.82	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	C-10
18103451	810 FISH DOCK RD	0.68	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0990043 CITY OF HOMER PORT INDUSTRIAL NO 4 LOT 12-B	C-11
18103408		0.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 47	C-12
17528001		1641.24	T 6S R 14W SEC 19 & 23 & 24 & 30 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY NO 612	C-2
17728001		499.54	T 6S R 13W SEC 20 & 29 SEWARD MERIDIAN HM 0742265 ALASKA TIDELAND SURVEY 612	C-2
18107001		4573.00	T 6S & 7S R 13W SEC 13 22 24 27 33 35 01 & 14 SEWARD MERIDIAN HM 0770064 ALASKA TIDELANDS SURVEY 612 THAT PTN LYING WITHIN SEC 13 & 14 & 22 THRU 24 & 26 THRU 28 & 33 THRU 36 OF T6S & WITHIN SEC 1 & 2 OF T7S EXCLUDING THAT PTN OF TIDELANDS VESTED TO S	C-2
1810125		19.23	T 6S R 13W SEC 21 SEWARD MERIDIAN HM 742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 21 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	C-2

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
1810126		51.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM 0742449 THAT PTN OF ALASKA TIDELANDS SURVEY 612 W/IN SEC 28 LYING W OF HOMER SPIT RD & EXCL LEASED LANDS	C-2
18103213	4666 FREIGHT DOCK RD	4.19	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED TRACT A	C-3
17715402		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSON SUB AMENDED LOT 46 EXCLUDING HOMER BY- PASS ROAD	C-4
17715403		0.03	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0670365 W R BENSONS SUB AMENDED LOT 47 EXC HOMER BY-PASS RD*	C-4
17708015		3.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930008 HOMER FAA SITE SUB TRACT 38A	C-5
17719209	209 E PIONEER AVE	4.71	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0000251 - A NILS O SVEDLUND SUB LOT 7 TRACT B & PTN OF TR B AS FOLLOWS: BEG AT SE CORNER OF LOT 7 TH N 0 DEG 2' W 545 FT TO S ROW OF STERLING HWY, CORNER 2; TH N 75 DEG 15' E ALONG ROW 62.6 FT TO CORNER 3 TH S 00 DE	C-5
17520009	131 OHLSON LN	0.32	T 6S R 13W SEC 19 SEWARD MERIDIAN HM PORTION THEREOF S OF OLSEN LANE	C-6
17908009		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 10	C-7
17908015		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 21	C-7
17908025		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 24	C-7
17908026		2.50	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 25	C-7
17908050	4757 Kachemak Drive	0.49	SOUTH HALF OF GOVERNMENT LOT 30 LYING WEST O KACHEMAK DRIVE	C-8
17510071		4.30	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2000022 HOMER SCHOOL SURVEY 1999 CITY ADDN TRACT 2	D-2
17514301		0.27	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 75	D-12
18103214	795 FISH DOCK RD	72.94	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED SMALL BOAT HARBOR	D-13
18103318		0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 17	D-14
18103319		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 16	D-14
18103320		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 15	D-14

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103321		0.31	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 14	D-14
18103322	4166 HOMER SPIT RD	0.30	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 13	D-14
18103324	4166 HOMER SPIT RD	1.59	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0910003 HOMER SPIT SUB NO TWO LOT 12A	D-14
18103216		5.22	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8	D-15
18103247	4171 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 28	D-15
18103248	4155 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 29	D-15
18103249	4147 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 30	D-15
18103250	4123 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 31	D-15
18103251	4109 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 32	D-15
18103252	4081 FREIGHT DOCK RD	0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 33	D-15
18103253	4065 FREIGHT DOCK RD	0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 34	D-15
18103254	4035 FREIGHT DOCK RD	0.31	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 35	D-15
18103255	4001 FREIGHT DOCK RD	0.35	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 36	D-15
18103256		0.50	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 37	D-15
18103221		0.65	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 2	D-16
18103222		0.67	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 3	D-16
18103231		0.66	T 6S R 13W SEC 35 & 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 1	D-16
18103233		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 14	D-17
18103234		0.32	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 15	D-17

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103235		0.19	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 16	D-17
18103236		0.24	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 17	D-17
18103237		0.33	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 18	D-17
18103239		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 20	D-17
18103241		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 22	D-17
18103242		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 23	D-17
18103243		0.26	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 24	D-17
18103244		0.22	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 25	D-17
18103245		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 26	D-17
18103246		0.32	T 6S R 13W SEC 36 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 27	D-17
18103232		2.08	T 6S & 7S R 13W SEC 36 & 1 SEWARD MERIDIAN HM 0930012 HOMER SPIT SUB NO 5 LOT 13	D-18
18103259		1.12	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0970072 HOMER SPIT NO 6 8-D-1	D-19
18103310	4348 HOMER SPIT RD	0.65	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 29	D-20
18103311	4350 HOMER SPIT RD	0.28	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 28	D-20
18103441		0.60	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED PARKING AND ACCESS AREA	D-21
18103403	4603 HOMER SPIT RD	2.00	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 49	D-22
17514416	3713 MAIN ST	1.31	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2008016 HOMER PUBLIC LIBRARY NO 2 LOT 2	D-3
17710739	400 HAZEL AVE	2.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT B	D-4
17710740	500 HAZEL AVE	3.01	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2005036 GLACIER VIEW SUB NO 26 TRACT A	D-4

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17720408	491 E PIONEER AVE	1.12	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2004048 GLACIER VIEW SUB CAMPUS ADDN LOT 6-A-2	D-5
17702057	604 E PIONEER AVE	1.57	T 6S R 13W SEC 17 & 20 SEWARD MERIDIAN HM 0870011 NEW HOMER HIGH SCHOOL NO 2 TRACT 1-B	D-6
17504011	102 DEHEL AVE	0.50	T 6S R 13W SEC 18 SEWARD MERIDIAN HM N 150 FT OF THE S 250 FT OF THE E 180 FT OF THE NE1/4 SE1/4	D-7
17714020	3577 HEATH ST	1.85	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW SUB NO 18 LOT 1	D-9
17701009		1.50	T 6S R13W SEC 17 SEWARD MERIDIAN HM 2014023 BARNETT SUB QUIET CREEK ADDN 2014 TRACT A2	D-8
17714014	3575 HEATH ST	0.92	T 6S R 13W SEC 20 SEWARD MERIDIAN HM POR PER E1/2 NW1/4 NE1/4 SW1/4 PER D-60-164	D-10
17714015	3575 HEATH ST	3.16	T 6S R 13W SEC 20 SEWARD MERIDIAN HM THAT PORTION OF E1/2 NW1/4 NE1/4 SW1/4 PER D-60 @ 05	D-10
17714016	3575 HEATH ST	30.00	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NE1/4 NE1/4 SW1/4 & S1/2 NE1/4 SW1/4	D-11
17505107	122 W BAYVIEW AVE	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 TRACT A	E-10
17505108	110 MOUNTAIN VIEW DR	0.26	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 TRACT A	E-10
17726038		0.02	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760026 KAPINGEN SUB UNIT 3 PARK RESERVE	E-10
17727049		0.04	T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0770065 ISLAND VIEW SUB PARK	E-10
17513328	3859 BARTLETT ST	0.25	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B	E-11
17513329		0.85	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A	E-11
17514235	224 W PIONEER AVE	0.06	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2007124 BUNNELLS SUB NO 21 LOT 37F-1	E-12
17720204	580 E PIONEER AVE	0.31	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0750018 GLACIER VIEW SUB NO 1 REPLAT LTS 1 8 & 9 BLK 4 LOT 9-A	E-13
17903007	1136 EAST END RD	0.28	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0003373 JAMES WADDELL SURVEY OF TRACT 4 LOT 4A	E-14
17712014		1.73	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0003743 WADDELL SUB THAT PORTION S OF HOMER BY PASS RD	E-15
17730251		0.38	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED JEFFERY PARK	E-16

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17712022	3664 BEN WALTERS LN	2.48	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840122 LAKESIDE VILLAGE PARK ADDN REPLAT LOT 1A-2	E-17
17714010	3300 BELUGA PL	3.46	T 6S R 13W SEC 20 SEWARD MERIDIAN HM PTN GL 2 BEGIN S 1/16 CORNER SECS 19 & 20 & NW CORNER LOT 2 TH S 89 DEG 57'30" E 600 FT ALONG N BOUND LT 2 TO POB TH S 0 DEG 2' E 391 FT TO CORNER 2 ON MHW KACHEMAK BAY TH S 59 DEG 30' E 150 FT TO CORNER 3 TH N 38 DE	E-18
17730239		0.21	T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0840005 LAKESIDE VILLAGE SUB AMENDED LOT 2 BLK 4	E-19
17302201		33.00	T 6S R 14W SEC 9 SEWARD MERIDIAN HM SE1/4 SE1/4 EXCLUDING THE W1/2 SW1/4 SE1/4	E-2
17303229		240.00	T 6S R 14W SEC 10 SEWARD MERIDIAN HM SE1/4 & S1/2 SW1/4	E-2
17901023	4829 JACK GIST LN	14.60	T 6S R 13W SEC 15 SEWARD MERIDIAN HM 0990063 JACK GIST SUB LOT 2	E-20
17936020	2976 KACHEMAK DR	1.65	T 6S R 13W SEC 22 SEWARD MERIDIAN HM 0830087 SCENIC BAY SUB LOT 4	E-21
17915003		0.24	T 6S R 13W SEC 23 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTHEASTERLY OF KACHEMAK BAY DRIVE	E-22
17910001		5.00	T 6S R 13W SEC 14 SEWARD MERIDIAN HM GOVT LOT 36	E-23
17911005		0.39	T 6S R 13W SEC 14 SEWARD MERIDIAN HM 0004712 HARRY FEYER SUB LOT 1	E-23
18101002		3.72	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 15	E-24
18101003		5.05	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 14	E-24
18101004		6.07	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 13	E-24
18101005		5.98	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 12	E-24
18101006		5.03	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 11	E-24
18101007		6.47	T 6S R 13W SEC 28 SEWARD MERIDIAN HM GOVT LOT 10	E-24
18103101		1.82	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 2	E-25
18103102	3735 HOMER SPIT RD	2.10	T 6S R 13W SEC 35 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 14 LYING SOUTHWEST OF THE HOMER SPIT RD	E-25
18102011		0.70	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 6 SW OF HWY	E-26
18103002		7.51	T 6S R 13W SEC 34 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-26

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
18103004		4.79	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 1	E-26
18103006		10.00	T 6S R 13W SEC 35 SEWARD MERIDIAN HM PORTION GOVT LOT 2	E-26
18103116	3800 HOMER SPIT RD	17.17	T 6S R 13W SEC 35 SEWARD MERIDIAN HM 0920039 THE FISHIN HOLE SUB TRACT 2	E-27
18103108		3.72	T 6S & 7S R 13W SEC 35 & 2 SEWARD MERIDIAN HM 0890034 - HOMER SPIT SUB AMENDED 7	E-28
18103301		1.98	T 7S R 13W SEC 2 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 9	E-28
18103304		1.08	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 11	E-29
18103305		0.99	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 20	E-29
18103306	4225 HOMER SPIT RD	0.29	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0640816 SUB OF LOT 11 HOMER SPIT ALASKA LOT 11B EXCLUDING THE HOMER SPIT RD	E-29
18103401		2.52	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-30
18103426		1.09	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0890034 HOMER SPIT SUB AMENDED LOT 31	E-31
18103446		0.11	T 7S R 13W SEC 1 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 20 LYING NE OF THE HOMER SPIT RD & BOUNDED ON THE NW BY LOT 43 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE NE BY ATS 612 & BOUNDED ON THE SE BY LOT 45 OF HOMER SPIT SUB AMENDED & BOUNDED ON THE	E-32
18103448		0.43	T 7S R 13W SEC 1 SEWARD MERIDIAN HM 0930049 HOMER SPIT SUB NO 6 VELMA'S ADDN LOT 45-B	E-33
17321011		3.34	T 6S R 14W SEC 3 SEWARD MERIDIAN HM 0631146 TICE ACRES SUB HICKERSON MEMORIAL CEMETERY	E-3
17321013	40722 STACEY ST	1.68	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-A	E-3
17321014	40746 STACEY ST	0.94	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-B	E-3
17321015	41170 BELNAP DR	0.95	T 6S R 14W SEC 3 SEWARD SW HM 2006017 TICE ACRES REPLAT NO 1 LOT 11-C	E-3

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17503025		6.57	T 6S R 14W SEC 13 SEWARD MERIDIAN HM SW1/4 SE1/4 NORTH OF SKYLINE DRIVE EXCLUDING SKYLINE DR SUB	E-4
17502056		1.04	T 6S R 14W SEC 13 SEWARD MERIDIAN HM 0770024 EMERALD HIGHLAND ESTATES SUB UNIT 3 LOT 1B BLK 3	E-5
17524110		0.49	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 70	E-6
17524111		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 66	E-6
17524112		0.34	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 67	E-6
17524126		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 60	E-6
17524127		0.36	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 59	E-6
17524128		0.38	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 58	E-6
17524129		0.39	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 57	E-6
17524130		0.35	T 6S R 14W SEC 24 SEWARD MERIDIAN HM 0880016 LILLIAN WALLI ESTATE SUB LOT 65	E-6
17524006		2.75	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0700402 W R BELL SUB TRACT E	E-7
17504003		10.00	T 6S R 13W SEC 18 SEWARD MERIDIAN HM SE1/4 NE1/4 SW1/4	E-8
17504023	360 W FAIRVIEW AVE	38.30	T 6S R 13W SEC 18 SEWARD MERIDIAN HM THAT PORTION OF SW1/4 SE1/4 EXCLUDING SOUTH PENINSULA HOSPITAL SUB AND SOUTH PENINSULA HOSPITAL SUB 2008 ADDN	E-9
17305111		60.00	T 6S R 13W SEC 5 & 6 SEWARD MERIDIAN HM S1/2 S1/2 SE1/4 SW1/4 & S1/2 SW1/4 OF SEC 5 & S1/2 SE1/4 SE1/4 & S1/2 N1/2 SE1/4 OF SEC 6	F-2
17305236		10.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM SW1/4 SW1/4 SE1/4	F-2
17305301		30.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM N1/2 N1/2 NW1/4 NW1/4 & N1/2 NE1/4 NW1/4	F-2
17307053		0.41	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 THAT PORTION THEREOF LYING EAST OF DIAMOND RIDGE ROAD	F-2

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17307057		1.47	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307059		0.13	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 13 A PORTION THEREOF	F-2
17307060		4.60	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 14 THE W1/2 THEREOF	F-2
17307062	160 CROSSMAN RIDGE RD	7.35	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 1 PORTION THEREOF	F-2
17307064		6.94	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0711238 DIAMOND RIDGE ESTATES SUB LOT 2 PORTION THEREOF	F-2
17305120		70.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM NE1/4 SW1/4 & N1/2 SE1/4 SW1/4 & N1/2 S1/2 SE1/4 SW1/4	F-3
17305234		80.00	T 6S R 13W SEC 5 SEWARD MERIDIAN HM E1/2 SE1/4 T 6S R 13W SEC 5 SEWARD MERIDIAN HM NW1/4 SE1/4 & E1/2 SW1/4 SE1/4 & NW1/4 SW1/4 SE1/4	F-3
17305235		70.00	T 6S R 13W SEC 7 SEWARD MERIDIAN HM 0840119 PIONEER VALLEY SUB LOT 2	F-4
17307076	5601 CARTER DR	5.93	Hillstrands Homestead Lot 1	F-5
17307094	184 SKYLINE DR	7.83		
17308034	192 SKYLINE DR	3.00	T 6S R 13W SEC 8 SEWARD MERIDIAN HM 0960051 TULIN TERRACE SUB UPPER TERRACE LOT 34	F-5
17307095,6	188 SKYLINE DR	8.34	Hillstrands Homestead Lot 2	F-5
17366006		6.95	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 1020 FT TO POB; TH N 995 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK TO N-S CEN	F-6
17366007		13.55	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN NE1/4 NW1/4 STARTING @ 1/4 CORNER SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH E ON THREAD OF BRIDGE CREEK 650 FT; TH	F-6

## City Lands

PARCEL_ID	ADDRESS	ACREAGE	LEGAL DESCRIPTION	Land Allocation
17366008		9.10	T 6S R 13W SEC 9 SEWARD MERIDIAN HM PTN OF NE1/4 NW1/4 STARTING @ 1/4 CORNER OF SECS 4 & 9; TH S 1320 FT TO CN1/16 CORNER; TH W 1320 FT TO NW1/16 CORNER; TH E 390 FT TO POB; TH N 960 FT TO THREAD OF BRIDGE CREEK; TH W ON THREAD OF BRIDGE CREEK 400	F-6
17714006		39.24	T 6S R 13W SEC 20 SEWARD MERIDIAN HM NW1/4 SE1/4 EXC HOMER BY PASS RD	G-2
18101023		3.00	T 6S R 13W SEC 28 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING NORTH OF HOMER SPIT RD	G-3
18101024		2.16	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 9 LYING SOUTH OF HOMER SPIT RD	G-3
18102001		3.94	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 8	G-3
18102002	3079 HOMER SPIT RD	7.10	T 6S R 13W SEC 27 SEWARD MERIDIAN HM GOVT LOT 7	G-3
18102003		1.02	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630660 WALTER DUFOUR SUB LOT 1	G-4
18102004		6.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0630060 WALTER DUFOUR SUB TRACT A	G-4
18102005		17.46	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING NORTH OF HOMER SPIT RD	G-4
18102006		7.50	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 3 LYING SOUTH OF HOMER SPIT RD	G-4
18102009		9.00	T 6S R 13W SEC 27 SEWARD MERIDIAN HM THAT PORTION OF GOVT LOT 5 LYING NORTH OF HOMER SPIT RD	G-4
18102010		3.90	T 6S R 13W SEC 27 SEWARD MERIDIAN HM PORTION OF GOVT LOT 5 LYING SOUTH OF HOMER SPIT HWY	G-4
18102014		25.19	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 0770055 WALTER DUFOUR SUB TRACT B TRACT B	G-4
18102018		19.66	T 6S R 13W SEC 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-A	G-5
18102019		25.81	T 6S R 13W SEC 26 & 27 SEWARD MERIDIAN HM 2001008 LOUIE'S LAGOON LOT 6-B	G-5



1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 Mayor/City Council

4 **RESOLUTION 15-031**

5  
6 A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,  
7 APPROVING AN AGREEMENT FOR PROFESSIONAL MENTORSHIP  
8 SERVICES BETWEEN THE CITY OF HOMER AND MY:T SOLUTIONS,  
9 LLC.

10  
11 WHEREAS, Marvin Yoder is an experienced City Manager and offers substantial  
12 expertise and knowledge in city government; and

13  
14 WHEREAS, Marvin Yoder has served as the City of Homer Interim City Manager since  
15 January 1, 2015; and

16  
17 WHEREAS, The City desires to make use of Mr. Yoder's services and has offered to  
18 engage him to render consultative and/or mentorship services; and

19  
20 WHEREAS, Mr. Yoder desires to accept such an agreement upon the terms and  
21 conditions agreed on in the Agreement for Services; and

22  
23 WHEREAS, The amount the City of Homer agrees to pay to MY:T Solutions, LLC for  
24 services will not exceed \$5,000; and

25  
26 WHEREAS, Mr. Yoder's services will be of benefit to the citizens of the City of Homer.

27  
28 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby approves an  
29 agreement for professional services between the City of Homer and MY:T Solutions, LLC.

30  
31 PASSED AND ADOPTED by the Homer City Council this 27<sup>th</sup> day of April, 2015.

32  
33 CITY OF HOMER

34  
35  
36 \_\_\_\_\_  
37 MARY E. WYTHE, MAYOR  
38

39 ATTEST:

40

41

42

43 \_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

44

45 Fiscal Note: Acct. No. 100-0110-5101 City Manager Regular Employees.

**AGREEMENT FOR PROFESSIONAL SERVICES  
BETWEEN  
THE CITY OF HOMER  
AND  
MY:T SOLUTIONS, LLC.**

**1. SCOPE OF WORK**

- A. Contractor acknowledges any consulting services required by the City under this agreement are professional in nature, and Contractor agrees that all such work will be performed by Marvin Yoder.
- B. Contractor agrees to provide a scope of work for each assignment with specific deliverables. Contractor acknowledges that, in exchange for payment, he agrees to complete all requested deliverables. Contractor agrees to complete all deliverables in accordance to the standards provided by the City Manager for the City of Homer.

**2. TERM**

- A. This agreement shall commence on April 28, 2015, and shall terminate on December 31, 2015. The City will reimburse Contractor for expenses incurred. Invoices must be submitted no more frequently than bi-weekly for services. The City agrees to make payment to Contractor within thirty (30) days following receipt and agreement with Contractor's bill. The services performed hereunder will be completed expeditiously in order to minimize the cost to the City, and will be coordinated with the City Manager.

- 3. PAYMENT** For all services described in the Scope of Work, the City shall pay Contractor a rate of Five Hundred Dollars (\$500.00) per day, billed in ¼ increments, based on the services to be performed, not to exceed a total of Five Thousand Dollars (\$5,000.00). Commencement of work cannot begin until both parties have agreed, in writing, to this contract and a scope of work has been authorized outlining specific deliverables.

- 4. OTHER PAYMENTS** Contractor will be not reimbursed for travel costs including hotel, mileage and meals unless agreed upon in writing by the City Manager. If agreed upon in writing, mileage will be reimbursed at the standard city rate per mile. Meals will be reimbursed at the actual expense up to a per diem of Forty Two Dollars (\$42.00) per day. Any additional expenses or cost associated with this agreement must be presented to the City Manager for written approval.

- 5. USE OF DATA & PROCEDURES** Contractor agrees that none of the procedures developed, data gathered, or analyses performed while engaged in work for the City is proprietary in

nature. At no additional cost, Contractor shall make available to use by the public and the City all discoveries and all new procedures developed in the course of performing duties associated with the Scope of Work. Contractor grants the City all rights and privileges to use data and documents generated in the Scope of Work for purposes related to the City of Homer.

- 6. SERVICES AND MATERIALS TO BELONG TO THE CITY** The City shall provide Contractor information relative to desired projects, and Contractor agrees that such information is the sole property of the City, and agrees to maintain such information in the strictest of confidentiality by communicating details of such projects only with the City Manager. Under no circumstances does the City authorize Contractor to utilize such materials for purposes other than the City's.
- 7. INFORMATION AND REPORTS** Contractor shall, at such time and in such form as the City may require, furnish periodic reports concerning the status of ongoing projects. Contractor shall furnish the City, upon request, copies of all documents and other materials prepared or developed in relation to the project, without additional charge to the City.
- 8. ACCOMPLISHMENT OF PROJECT** Contractor shall commence, carry on, and complete the project with all practical dispatch, in a sound, economical, and efficient manner.
- 9. MATTERS TO BE DISREGARDED** The titles of several sections, subsections, and paragraphs set forth in this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of the provisions of the Agreement.
- 10. CITY NOT OBLIGATED TO THIRD PARTIES** The City shall not be obligated or liable hereunder to any party other than Contractor.
- 11. WHEN RIGHTS AND REMEDIES NOT WAIVED** In no event shall the making by the City of any payment to Contractor constitute or be construed as a waiver by the City of any breach of covenant, or any default which may then exist on the part of Contractor, and the making of any such payment by the City which any such breach or default shall exist in no way impair or prejudice any right or remedy available to the City in respect to such breach or default.
- 12. HOLD HARMLESS AND INDEMNIFICATION** Contractor shall hold the City, its agents, officers, employees, and volunteers, harmless from, save, defend, and indemnify the same against any and all claims, losses, and damages for every cause, including but not limited to injury to person or property, and related costs and expenses, including reasonable attorney fees,

arising directly or indirectly out of any action or omission of Contractor, during the performance of its obligations under this Agreement.

**13. SUBCONTRACTING AND ASSIGNMENT** The parties agree that the City is purchasing from Contractor the unique services of one individual qualified to perform consulting services. Contractor shall not assign or subcontract any portion of this Agreement without the prior written consent of the City Manager.

**14. COMPLIANCE WITH LAW** Contractor agrees to comply with all Federal, State and local laws and regulations, terms, and conditions of this Agreement while performing consulting services. Contractor is responsible for reading, understanding, and complying with all laws.

**15. INDEPENDENT CONTRACTOR**

- A. Contractor represents and warrants that it is an independent contractor in the performance of consulting services and that it assumes full and sole responsibility for all benefits and protections of persons whose services it utilizes in the execution of this Agreement.
- B. Nothing in this Agreement shall be construed as authorizing Contractor or its employees, agents or assigns to act as an agent or assign of the City, and Contractor shall exercise all diligence to ensure that no third party construes Contractor as an actual, ostensible or apparent agent of the City.
- C. The City is not responsible for any health insurance benefits during the course of this Agreement.

**16. PAYMENT OF TAXES** Contractor shall be solely responsible to pay any and all taxes incurred by, and through the performance or payments made, pursuant to this Agreement.

**17. DISPUTE RESOLUTION**

- A. The parties agree to negotiate diligently, in good faith, before resorting to a court of law or equity for the resolution of any dispute arising from or pertaining to this Agreement. If Contractor becomes aware of any acts or occurrence which may form the basis of a claim, Contractor shall immediately inform the City Manager.
- B. If Contractor becomes aware of any act or occurrence which may form the basis of a claim, Contractor shall immediately inform the City Manager or designee. If the matter cannot be resolved within seven (7) working days, Contractor shall, within the next fourteen (14) working days, submit written notice of the facts which may form the basis of the claim. In presenting any claims, Contractor shall, specifically included the provisions

of this Agreement which apply, the specific relief requested, including any additional compensation claimed and the basis upon which it was calculated.

**18. APPLICABLE LAW, JURISDICTION AND VENUE** The Agreement shall be governed by the laws of the State of Alaska except to the extent pre-empted by federal law. Jurisdiction for the resolution of any dispute between the parties shall be the State or Federal trial courts of Alaska. Venue for the trial of any case shall be in Anchorage, Alaska.

**19. ENTIRE AGREEMENT AND MODIFICATIONS** This Agreement represents the entire Agreement between the parties and supersedes all prior oral or written Agreements, understandings and alleged causes for detrimental reliance regarding any of the terms and conditions in this Agreement. The Agreement may be modified or cancelled by the City Manager. Modifications must be in writing and acceptable by both parties. This Agreement may be cancelled at any time with a thirty (30) day notice.

**20. TERMINATION OF THIS AGREEMENT** If, through any cause, Contractor shall fail to fulfill in a timely and proper manner, obligations under this Agreement, the City shall have the right to terminate this Agreement immediately, upon written notice of such termination to Contractor.

**21. NOTICES** Any notices, bills, invoices or reports required by the Agreement shall be sufficient if sent by the parties in the United States mail, postage paid, to the address noted below:

**Katie Koester**  
**City Manager**  
**491 E. Pioneer Avenue**  
**Homer, AK 99603**

**Marvin L. Yoder**  
**President/Contractor**  
**MY:T Solutions LLC**  
**P.O. Box 4353**  
**Palmer, AK 99645**

**IN WITNESS WHEREOF**, the City and Mr. Yoder have executed this Agreement as of the date first written above.

**CITY OF HOMER**

**MY:T SOLUTIONS**

---

**Katie Koester, City Manager**

---

**Marvin L. Yoder, President**

**ATTEST:**

---

**Jo Johnson, MMC, City Clerk**



1 **CITY OF HOMER**  
2 **HOMER, ALASKA**

3 Interim City Manager

4 **RESOLUTION 15-032**

5  
6 A RESOLUTION OF THE HOMER CITY COUNCIL PARTIALLY  
7 RELEASING THE DEVELOPMENT COVENANT OF THE LILLIAN  
8 WALLI ESTATES SUBDIVISION REQUIRING EVERY LOT OR TRACT  
9 WITHIN THE PROPERTY BE SERVED BY ROADS, WATER, SEWER,  
10 DRAINAGE, AND OTHER UTILITIES BEFORE A REQUEST FOR A  
11 BUILDING PERMIT OR ADDITIONAL UTILITY CONNECTION MAY BE  
12 MADE.

13  
14 WHEREAS, The City of Homer (“City”), whose address is 491 East Pioneer Avenue,  
15 Homer, Alaska 99603, and Ero Steve Walli and John Robert Gibson (together, “Owners”),  
16 entered into an Agreement dated May 16, 1988 (“Agreement”), and recorded May 19, 1988, in  
17 Book 0183 at Page 424 in the Homer Recording District, Third Judicial District, State of Alaska;  
18 and

19  
20 WHEREAS, The Agreement applies to real property now described as Tract B and Lots  
21 1 through 77, Lillian Walli Estates Subdivision, according to Plat No. 88-16, Homer Recording  
22 District, Third Judicial District, State of Alaska (the “Property”); and

23  
24 WHEREAS, In the Agreement, the Owners and their successors and assigns agree that,  
25 “no request for a building permit or additional utility connections will be made until  
26 improvements (roads, water, sewer, drainage, and other utilities), are completed and  
27 accepted by the City” (“Development Covenant”); and

28  
29 WHEREAS, As beneficiary of the Development Covenant, the City has determined that  
30 the Development Covenant imposes an unreasonable burden on the development of the  
31 Property, and that it is in the public interest for the City to partially release the Property from  
32 the Development Covenant as provided herein.

33  
34 NOW, THEREFORE, BE IT RESOLVED by the City Council that the City of Homer hereby  
35 partially releases the Development Covenant insofar as it requires that every lot or tract  
36 within the Property be served by roads, water, sewer, drainage, and other utilities before a  
37 request for a building permit or additional utility connection may be made for any lot or tract  
38 within the Property, such partial release to have the effect of revising the Development  
39 Covenant to read as follows: “no request for a building permit or additional utility  
40 connections will be made for a lot or tract until improvements (roads, water, sewer, drainage,  
41 and other utilities) serving that lot or tract are completed and accepted by the City.”  
42

43 PASSED AND ADOPTED by the Homer City Council this 27<sup>th</sup> day of April, 2015.

44

45

CITY OF HOMER

46

47

48

49

\_\_\_\_\_  
MARY E. WYTHE, MAYOR

50 ATTEST:

51

52

53

\_\_\_\_\_  
54 JO JOHNSON, MMC, CITY CLERK

55

56 Fiscal Note: N/A



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum 15-057

TO: MAYOR AND COUNCIL  
FROM: MARVIN L. YODER, INTERIM CITY MANAGER  
DATE: APRIL 22, 2015  
SUBJECT: LILLIAN WALLI SUBDIVISION

I first became aware of the Lillian Walli Subdivision in January. It was clear there were issues but since the plat was dated 1988 it did not seem urgent. The subdivision has about 80 lots and 15 owners.

In February, Carey apprised of an earlier request for an assessment district for the lots that bordered Eric Lane (Fairview). The City Council considered that but could not honor that request since in 1988, the City included a document with the Subdivision Agreement that stated "no request for a building permit ... will be made until improvements ... are completed and accepted by the City".

That prohibition included tract "B" which is on the Sterling Hwy and next to the Lutheran Church. The State DOT also honors that agreement and will not allow a driveway permit from West Hill Road to access the subdivision.

When water and sewer were constructed in Sterling Highway, ALL of the lots in Lillian Walli were assessed, including tracts C & D and lots 36 – 38, which were on the west side of West Hill road. The gas line was constructed in Eric Lane and West Hill which will result in further assessments, but no chance to develop unless a majority of the owners agree to an assessment district to develop the entire subdivision. Estimates are that to fully fund an assessment district would result in an assessment of over \$80,000 per lot.

As you can imagine a few of the owners are somewhat hostile to the City. They feel that the City is partially responsible for the inability to develop the property. They have paid assessments and taxes for years and are no closer to a workable development plan than they were 25 years ago. It should be noted that the City is an owner of eight lots, which it obtained due to foreclosure. The concern is that if this situation continues, there could be further property owner default when the gas line assessments come due.

With this history, I began to contact the property owners. There are, excluding the city, 6 major property owners and owners with one to three lots. I have met with 3 and contacted 3 others by email or phone. One authorized a local person to speak for him.

We discussed a possible solution which appears to be acceptable to the major owners. Mr. Klinkner has prepared the attached Resolution which complies with my understanding of the owner's wishes.

This Resolution applies to tract B and lots 1 through 77 in the Lillian Walli Subdivision. Tracts A, C & D were exempted when the utility assessment district was formed.

Tract C has been subdivided and developed. Tract B was purchased by the Lutheran Church and has replated to include a land they previously owned. Although not developed there is some indication that lot 36 may have been previously exempted from the subdivision requirements. The current status of lot 17 is not known.

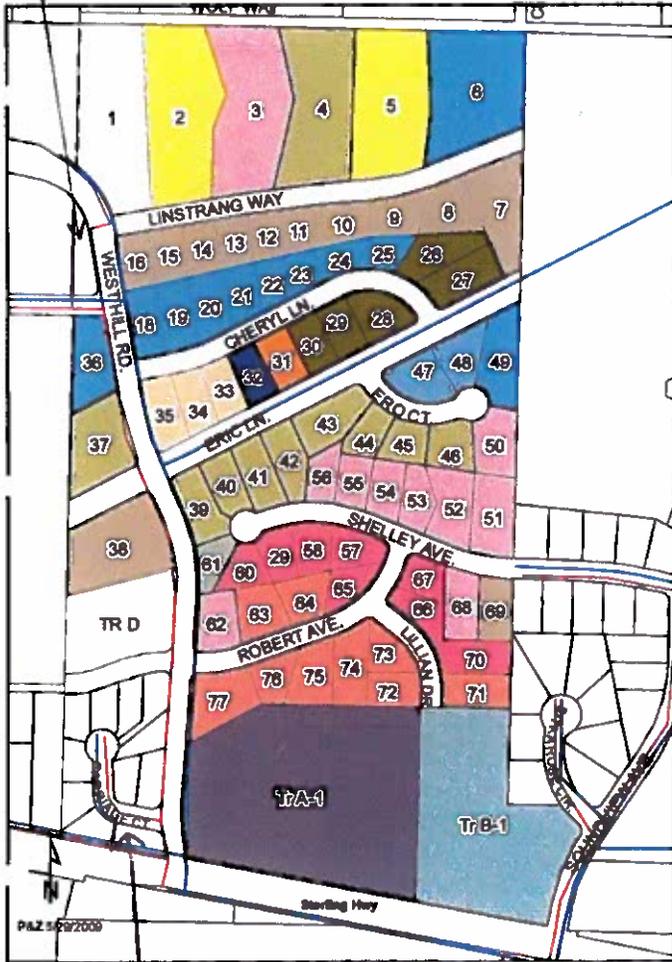
Another decision for the City Council (also part of the Land Allocation plan) would be to determine what will be done with the city owned lots. There are several options.

- The City could sell its lots to a developer prior to the development of the subdivision.
- The City could cooperate with the developer and sell the lots after the improvements are complete.
- The City could sell some of the lots and designate the remaining acreage for drainage, green space and/or for other community use.

Changes to the current agreement will benefit the City in several ways.

- The issues with this subdivision have elicited negative responses toward the City for many years. Finding a solution will be positive step for the City.
- The Economic Development Commission, among others, has been promoting ways to encourage more affordable housing in Homer. The lack of affordable, adequate housing was identified as a pressing need in a study by the US Coast Guard. Allowing individual developers the opportunity to begin construction, without the current restrictions, would be a positive step towards meeting the housing needs in Homer.
- Once these lots are developed, the City will realize increase in property taxes as well as increased revenue for the city utilities.

Lot 17



### Lillian Walli Estates Subdivision

**Legend**

- Water
- Sewer

**Lots**

**OWNER**

- BEACHY CONSTRUCTION INC & HBCO MARKETING CORPORATION
- DICKEY BRADLEY W
- DOBRZYNSKI EUGENE P DECLARATION OF TRUST
- DURNER FRANCESCA M
- FAITH LUTHERAN CHURCH
- FEFELOV PETE
- FEFELOV PETER
- FORD CHERYL GAY
- GIBSON DAVID
- GIBSON JOHN R
- HOMER CITY OF
- JOHNSON BRENT G & JUDITHA
- JOHNSON JUDITHA
- LEWIS DICK
- MILLER PAT W
- WALLI ERO STEVE
- WHITE ROBIN
- YAKUNIN SERGEY

Formerly Tract "C"



# VISITORS

